

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 1/9/09

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PROJECT NAME: Oak Glen Expansion Acquisitions, Phase 1

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☐ C. Township (3)
☐ D. Village (4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
 Conservation District (7)

- ☐ G. Joint Recreational District (8)
☒ H. Park District/ Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 1, 3, 20

1. Protects habitat for rare, threatened and endangered species.
3. Reduces or eliminate nonnative, invasive species of plants or animals.
20. Acquisition of connecting corridors

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$ 1,513,668.00 FUNDING REQUESTED: (from 1.2e) \$ 917,751.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$

Local Participation _____%

Project Release Date:

Clean Ohio Fund Participation _____%

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS

(Round to Nearest Dollar)

In Kind

Dollars

(See definition in instructions.)

- a.) Acquisition Expenses: \$ 1,445,198.00
- Fee Simple Purchase \$ 1,445,198.00
- Easement Purchase \$.00
- Other Earnest Money \$.00
- b.) Planning and Implementation: \$ 16,250.00
- Appraisal \$ 3,450.00
- Closing Costs \$
- Title Work \$
- Environmental Report \$ 2,300.00
- Survey \$ 10,500.00
- Other Eligible Costs \$
- c.) Construction or Enhancement of Facilities: (Restoration) \$ 52,220.00
- HCPD Restoration Costs**
- Value of native seed used: 230 man-hours x \$15.00/hr. = \$3,450.00
(cultivating, harvesting and processing)
- Cover crop seed: \$60.00/acre x 5.5 acres = \$330.00
- Prep and planting of field: \$80.00/acre x 5.5 acres = \$440.00
- Foliar and basal spraying of invasive plants:
\$300.00/acre x 160 acres = \$48,000.00
- Total** \$52,220.00
- d.) Permits, Advertising, Legal: \$.00
- e.) Contingencies: \$.00
(not to exceed 10% of total costs)
- f.) **TOTAL ESTIMATED COSTS:** \$ 1,513,668.00

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	
a.) In-Kind Contributions (Rumpke gift tax credit + HCPD in-kind work) (\$290,000 Rumpke) (\$1,055 HCPD in-kind)	\$ <u>291,055.00</u>	<u>0%</u>
b.) Applicant Contributions (Local Funds)	\$ <u>304,862.00</u>	<u>0%</u>
c.) Other Public Revenues		
Nature Works	\$ <u>.00</u>	
Land Water Conservation Fund	\$ <u>.00</u>	
Ohio Environmental Protection Agency	\$ <u>.00</u>	
Ohio Water Development Authority	\$ <u>.00</u>	
Community Development Block Grant	\$ <u>.00</u>	
Ohio Department of Natural Resources	\$ <u>.00</u>	
OTHER	\$ <u>.00</u>	
d.) Private Contributions	\$ <u>.00</u>	<u>0%</u>
SUBTOTAL LOCAL RESOURCES:	\$ <u>595,917.00</u>	<u>39.4%</u>
e.) CLEAN OHIO CONSERVATION FUND:	\$ <u>917,751.00</u>	
Funds from another NRAC	\$ <u>.00</u>	
SUBTOTAL CLEAN OHIO RESOURCES:	\$ <u>917,751.00</u>	<u>60.6%</u>
f.) TOTAL FINANCIAL RESOURCES:	\$ <u>1,513,668.00</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45247

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:

PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

Property

Site	Acreage	Property Value	Appraisal	Cut-Up Survey	Environmental Report	Re
Rumpke	190.00	\$1,430,000.00	\$1,950.00	\$8,000.00	\$1,500.00	
Layne	1.79	\$15,198.00	\$1,500.00	\$2,500.00	\$800.00	
Total	191.79	\$1,445,198.00	\$3,450.00	\$10,500.00	\$2,300.00	

NRAC and Local Match Percentages are rounded to the nearest tenth

Breakdown - Table A

Contribution	Total Costs	In-Kind credits towards local match	NRAC %	HCPD%/G ift Credit	NRAC \$	HCPD \$
2,220.00	\$1,493,670.00	\$291,055.00	*60.6	*39.4	\$905,626.00	\$588,044.00
\$0.00	\$19,998.00	\$0.00	*60.6	*39.4	\$12,125.00	\$7,873.00
2,220.00	\$1,513,668.00	\$291,055.00			\$917,751.00	\$595,917.00

Table A

2.0 Project Information

2.1 Brief Project Description

- A. **Specific Location:** The properties in this application referred to as the Oak Glen Expansion, Phase 1, (OGE1), are located at the 8968 East Miami River Road in the western portion of Hamilton County. They are within the 45247 Zip Code area in Colerain Township and located within the Great Miami River Watershed and floodplain. See Exhibits 1 & 2.

Driving Directions: If going west on the Ronald Reagan Highway OH 126, take the Blue Rock Road exit toward I-275 east, merge onto Blue Rock Road, turn east on East Miami River Road past Dravo Park to a service drive on the left side which brings you into the flat area of the property.

Project Components:

The Hamilton County Park District (HCPD) is proposing to purchase two sites totaling approximately 192 acres of greenspace directly north and contiguous to the 109 acre Oak Glen Nature Preserve (OGNP) near the Great Miami River (GMR) and directly south of Dravo Park. OGNP is owned and operated by the HCPD and Dravo Park is owned and operated by Colerain Township. The larger acquisition site, owned by Rumpke, consists of approximately 190 acres and the smaller of the two, owned by Layne, totals approximately 1.7 acres. The smaller of the two tracts serves as a connection between the northern property and the OGNP. The HCPD has a long range goal of further expanding the boundaries of OGNP.



View looking west into a typical stand of successional trees.

The expansion would include a combination of open space, forests, ponds and riparian corridor within the Great Miami River Floodplain. See Exhibit 3 for floodplain map. The predominant portion of the property is covered in forest and will be preserved

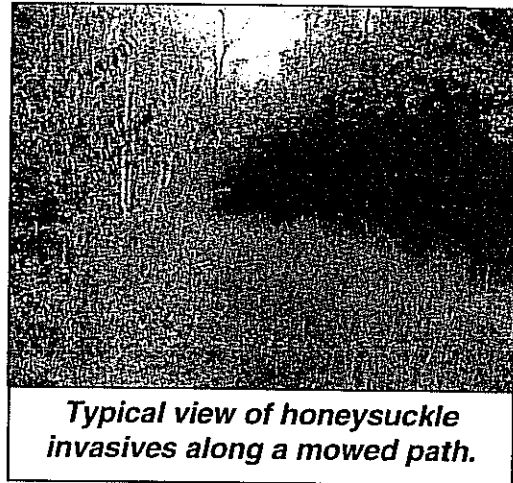
The HCPD's Land Management Department will remove honeysuckle and various other invasive plant species on the entire 190 acre site, and will also plant approximately 5.5 acres with short grass meadow plants. A maintenance plan for this restoration is outlined on page 4. The cost for the restoration will be a part of this application. If the HCPD receives this grant, it will competitively bid the invasive plant removal and complete the project by the end of 2010. The meadow restoration will be performed by qualified HCPD staff. It is estimated this work will total \$52,220.

C. Project Emphasis

OPEN SPACE

X 1. Reduces or eliminates non-native, invasive species of plants, and revegetates with native species.

The HCPD will remove honeysuckle and other herbaceous invasives such as Teasel, Canada thistle, and Garlic mustard in a two phase approach. Phase 1 includes the more dense concentrations of honeysuckle while phase 2 includes the less dense areas at higher elevations. This restoration work cost is included in this application. To accomplish this, the HCPD's Land Management Division will hire a contractor to perform spraying on the site in the fall of 2009. When this is completed the HCPD staff will maintain the site and take action needed to complete the eradication. This is explained in more detail in the maintenance plan on page 4. Approximately 160 acres of invasive honeysuckle is present on the site.



The HCPD will also plant a 5.5 acre native meadow on the property to establish another unique environment on the site. Many endangered and special interest birds in our region, such as the Lark sparrow and Blue grosbeak, require a habitat that includes short, sparsely planted grassy meadow areas. The area marked on Exhibit 5 shows the area that will undergo invasive removal and meadow planting. The cost for performing this work will be included in this grant application.

X 2. Preserves or increases high quality, viable habitat for plant or animal species.

The purchase of these properties will preserve additional greenspace that will not only protect a larger corridor for wildlife in this area, but preserve a healthy forested greenspace within an urban area.

The OGE1 properties' have approximately 80% tree cover ranging from successional to mature classification stages. In excess of 50% of the property contains a mature tree stand with the remaining 30% of tree cover ranging from successional to late successional stages. The properties' tree cover will be allowed to mature naturally. The majority of tree species throughout the site are Oak and Maple.



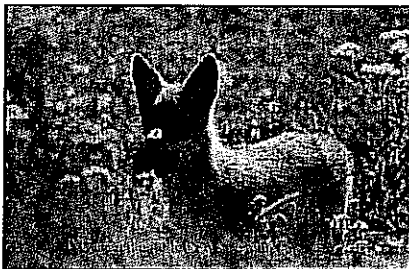
In addition to this habitat, there are two man-made ponds on site that are used by local wildlife and likely by migrating birds. A Blue heron and numerous other bird species were identified in the pond area during a site visit by the HCPD.

Meadow Restoration

The HCPD will also plant a third distinct habitat of meadow short grass plants which will provide shelter, nesting cover and a food source for an additional diversity of species. A complete list of meadow plants to be planted on this site, supplied by the HCPD Shaker Seed Nursery, can be found in Appendix A. These seeds will be broadcast evenly on the 5.5 acre site. Some of the more common animals that would benefit from this meadow environment are song sparrow, eastern meadowlarks, red fox, raccoon and coyote.



***State Endangered
Lark Sparrow***



***Coyote in
meadow habitat***

Some less common species might include Dickcissel, Lark sparrow which is state endangered, Blue grosbeak, which is an ODNR classified bird of interest and Henslow's

sparrow. Numerous Lark sparrows and Blue grosbeaks have been sighted on this



***Blue
Grosbeak***

property by a HCPD Land Management employee who is well versed in bird identification as well as a member of the Cincinnati Bird Society. See Appendix B for a documented record of one of these sightings from the Cincinnati Bird Society's "Bird Sighting Log Archive", June 1, 2008, at East Miami River Road by Paul Wharton.

HCPD Restoration Costs

Value of native seed used: 230 man-hours x \$15.00/hr. (cultivating, harvesting and processing)	=	\$3,450.00
Cover crop seed: \$60.00/acre x 5.5 acres	=	\$330.00
Prep and planting of field: \$80.00/acre x 5.5 acres	=	\$440.00
Foliar and basal spraying of invasive plants: \$300.00/acre x 160 acres	=	<u>\$48,000.00</u>
Total		\$52,220.00

Restoration Maintenance Plan

The restoration of the Oak Glen Expansion Acquisition will primarily involve the two phase removal of 160 acres of Amur honeysuckle and other herbaceous invasives in the woodlands and fields as well as planting a 5.5 acre meadow in the open area as shown in Exhibit 5. The honeysuckle areas will be addressed in two phases due to the density of the growth and the manner in which they will be eradicated.

Phase 1 involves the denser honeysuckle area. Because this area is so dense and on such difficult terrain, the contractor will run hoses from truck mounted tanks to foliar spray the honeysuckle from the field edges. Phase two contains the less dense honeysuckle areas which are further up the hills and more remote. Backpack spray tanks will be used by contractors as well as Park District staff to eradicate these plants. The cut and treat method may be used on some of the largest honeysuckle shrubs to reduce herbicide usage and improve access.

Following initial control and planting, both areas will require routine maintenance to prevent non-native invasive plants from re-invading the area. Initial control of honeysuckle and other invasive plants will take a full growing season to complete. A survey will be completed the following season to prescribe specific maintenance where needed.

Typically, a foliar application of glyphosate herbicide will be needed to control newly emerging re-sprouts and seedlings. This should be accomplished during late October of the first or second season following initial control. Afterwards, a foliar application will need to be applied every three years for the next nine years. Surveys after that time will be needed to recognize future problems as they arise.

Following the initial weed control and meadow planting, the site will be mowed once every 3-5 years to discourage woody growth. The site will be managed to maintain sparse vegetation which has attracted lark sparrows and other threatened or endangered species. In all cases, Best Management Practices will be followed and all necessary permits will be obtained.

X 4. Includes linkages to other parks or openspace/greenspace preserves and/or lower income areas.

This acquisition does provide a link to the HCPD owned OGNP. The smaller 1.7 acre property in this application links the larger 190 acre property to the 109 acre OGNP site which is owned by the HCPD. Exhibit 6 shows potential future acquisitions which are included in the HCPD's 2002 Open Space Acquisition Plan.

The OGE1 is also directly south of Dravo Park which is owned and operated by Colerain Township. Dravo Park and the larger application property are separated only by East Miami River Road.

X 6. Supports openspace/greenspace planning and preserves lands as recommended within previously identified planning or natural resource management documents.

This application is consistent with recommendations proposed in the **2002 Open Space Acquisition Plan** prepared by the HCPD which identifies critical properties to acquire for the purposes of greenspace preservation. See Part IV – Community Planning for more information on this element.

X 7 Provides access to natural areas that result in recreational, economic, or aesthetic preservation benefits.

The purchase of these properties will increase the preserved scenic greenspace in this developing portion of the county. Occasional naturalist programs will occur on this site after purchase. Visitors may also visit the site on their own with the permission of the HCPD. This site provides excellent wildlife viewing, hiking and educational opportunities for the future.

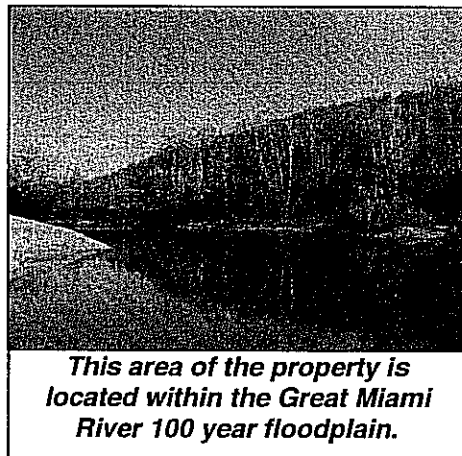
Riparian Corridor

X 10. Preserves or restores functioning floodplains, including groundwater recharge areas.

X 12. Preserves or restores natural stream channels.

X 13. Preserves or restores streamside forest, native vegetation or adjacent habitat.

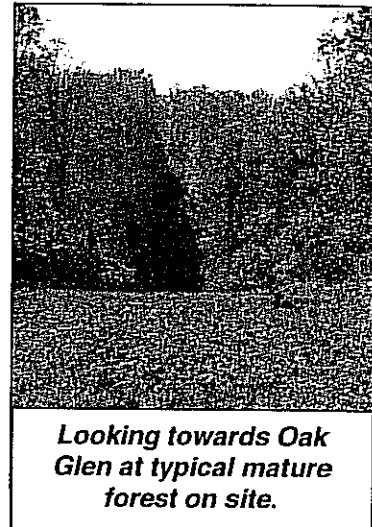
The north western portion of the site is located within the Great Miami River 100-year floodplain. Approximately 15% of the property is within this floodplain. This area is currently a successional area which will be allowed to regenerate naturally after invasive plant removal is completed.



The portion of the property which is located in the floodplain has also been zoned as a Riverfront District by Colerain Township Zoning. This zoning was developed to identify special flood hazard areas and groundwater resources, and to provide additional uses or special prohibitions based on the existence of these flood areas and groundwater resources, including but not limited to, the Great Miami Aquifer which is a sole-source aquifer for Colerain Township. Other areas within this portion of the site will be planted in meadow by the HCPD to create a more diverse habitat for wildlife. There are two ponds in this area as well which are fed by the water table. These water features are used by wildlife fowl and mammals in the area.

X 15 Permanent acquisition of riparian corridors, watersheds, forested hillsides, or greenspace linkages.

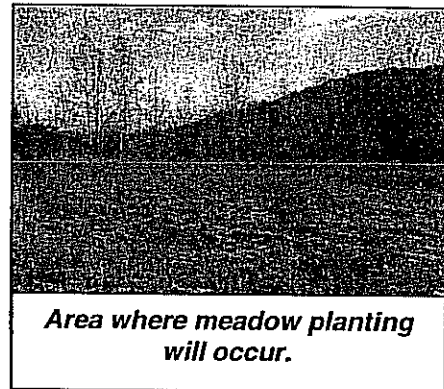
These properties will be purchased in fee simple ownership which will secure approximately 192 acres of greenspace directly north of Oak Glen Nature Preserve and south of Dravo Park. The new acquisitions will provide a connection to the 109 acre OGNP. The HCPD will ensure that these properties' greenspace will be protected to create a healthy environment for local flora and fauna.



Looking towards Oak Glen at typical mature forest on site.

X 16. Plants vegetation or reforests lands for filtration to improve water quality, or to control stormwater runoff.

The HCPD will plant a meadow as marked on the Habitat/Topographic Map, Exhibit 5. See Appendix A for a list of seed varieties being planting on the 5.5 acre site. 160 acres of forest will be restored through removal of invasive honeysuckle, and other invasives enabling mature understory plants to recover, thereby improving stormwater quality and reducing volume of runoff.



Area where meadow planting will occur.

D. Define Terms of Easement

RESTRICTIVE COVENANT in the event that the BUYER/OPTIONEE is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language *"Rumpke Woods of Oak Glenn and the Layne Property or OGE1"* - Buyer agrees to perpetually keep this property in greenspace for the protection of hillside and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Buyer or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site

will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project." If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed.

Purchase Contract:

The owner of the 190 acre site, Rumpke, had an appraisal performed at \$1,430,000, which was \$290,000 higher in value than the HCPD's appraisal amount of \$1,140,000. Rumpke has agreed to sell the HCPD the property at the lower appraisal amount of \$1,140,000 and the HCPD understands Rumpke may take the \$290,000 differential as an IRS corporate gift tax deduction.

The HCPD will use this gift credit from Rumpke as part of it's local match for this project. Both the property owner's and the HCPD's appraisals are included in the Land Appraisal section of this report.

The HCPD is prepared to immediately move forward with the purchase once a contract with the Ohio Public Works Commission is executed. The signed purchase agreements for these properties are included with the appraisal information.

2.3.1

Part III. Compliance with State Criteria

1. Percentage of Clean Ohio matching funds necessary to complete project

_____ 75% _____ 74 - 70% _____ 69 - 65% X 64 - 60% _____ <60%

The HCPD is requesting 60.6% of Clean Ohio Funding for the 2009 Funding year.

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding.

☒ local political subdivisions ☐ State agencies ☐ federal agencies
☐ community organizations ☒ Conservation organizations
☒ local business groups

The HCPD is a conservation organization and is classified as a local political subdivision under the Ohio Revised Code.

Rumpke has agreed to sell the property to the HCPD for less than its appraised value. This credit will be a part of the HCPD's local match for this project. Rumpke's willingness to sell the property for the lower appraised cost is documented in the purchase agreement signed by Rumpke in the Land Appraisal portion of this application.

3. OPWC Districts

☐ Joint project in more than one district
☐ Joint project in this district
☐ Carries out an adopted community, watershed or other plan overlapping another district

4. Community benefits: Relative economic, social and recreational benefits.

☒ economic benefits ☒ social/recreational

Economic

Research has shown that the acquisition of open space in highly developed areas, such as Colerain Township, will reduce infrastructure costs, decrease health related costs and increase property values. Open space and trees will reduce storm water management and water quality management cost by the open land absorbing much of the runoff caused by development. It also allows the water more time to filtrate through the greenspace to improve its water quality. The presence of preserved trees on site also creates a process called transpiration which helps to purify air quality in a county. Hamilton County is in noncompliance with the EPA. This process would help reduce air quality related health costs, such as treatment for lung cancer, asthma and other respiratory diseases that are prevalent in Hamilton County.

Economic impacts are realized from the protection of this site. First, flood control is accomplished due to the preservation of floodplain reducing clean-up and property loss costs. Stormwater infrastructure and water quality costs are also reduced due to the preservation of natural water storage and filtration areas.

Water quality on the site is also improved through proper stewardship on the site, which can reduce the water purification plant costs in cleaning this water. By performing these needed restorations, it greatly helps in reducing it's community's infrastructure costs.

Social/Recreational

This purchase will increase the public access to protected greenspace making the township a healthier and more desirable place. The HCPD's naturalists currently conduct occasional educational programs at Oak Glen Nature Preserve. They plan to expand these programs to the OGE1 sites if the application is approved.

Extent of public access once project is completed.

In addition to occasional, scheduled HCPD naturalist programs on this site, the public is also welcome to explore the site on their own, however it is recommended that they call the HCPD ahead of time to notify them of their presence on site.

6. Operation and maintenance once project is completed

Maintenance/Operations

The properties will be maintained by standard Best Management Practices stewardship and operational practices implemented by the Hamilton County Park District staff. The HCPD has extensive experience in land stewardship. The HCPD is an experienced and successful steward of natural resources and is currently responsible for managing over 16,000 acres of natural and developed area in the HCPD. This natural, undeveloped area also includes thousands of acres of riparian habitat, forest and prairie. This plan is consistent with current maintenance and management plans used throughout the HCPD.

Ownership

The HCPD will purchase the estimated 192 acres through fee simple ownership.

Management

The HCPD will manage the site for conservation of natural resource purposes.

7. **Project Management experience of similar or related projects**

Below are three examples of previous fee simple land acquisitions which were similar to the OGE1 acquisition. In addition to this the HCPD has successfully completed over 80 fee simple land acquisitions in the past 10 years.

Previous similar Fee Simple Acquisitions – All the below projects were Clean Ohio projects which were similar to this application. All properties noted below are a part of the 2002 Open Space Acquisition Plan prepared by the HCPD.

- **Stewart property, Mitchell Memorial Forest Expansion**, 17 acres, This land was purchased to preserve greenspace as well as expand the existing Mitchell Memorial Forest, owned by the HCPD.
- **Summe Property, Whitewater Riparian Expansion – phase 2** – 130 acres. This land was purchased to preserve valuable riparian corridor along the Whitewater River. The Land Management department for the HCPD planted the site with a wet prairie to increase the diversity of the habitat on site and to aid in storm runoff into the Whitewater River. Additional trees were also planted along the forest to speed reforestation on the site.
- **Beckmeyer, Richardson Forest Preserve Expansion**- 136 acres – This site was purchased to expand the Richardson Forest Preserve and enhance the wildlife habitat in this portion of the county.

Part IV. Compliance with Hamilton County Priorities

1. Community Planning –

Hamilton County Park District

The HCPD developed the **Open Space Acquisition Plan** to further the park's mission in November of 2002. One of the Park District's primary goals is to acquire land in Hamilton County which will be preserved for future generations. A rating system was developed to target suitable properties that would advance the greenspace needs of this county. Examples of characteristics that are included in this ranking system are location, size, proximity to existing greenspaces and waterways and habitat quality. The OGE1 sites were ranked highly with this system and targeted for acquisition. The acquisition of these tracts will connect two significant greenspace/recreational facilities in this portion of the county.

This acquisition will also comply with the Environmental Protection Agency, (EPA) mandated and approved **Storm Water Management Program** which was written by HCPD.

In March 2003, HCPD completed this mandated plan to outline HCPD's stewardship practices utilized on all existing and newly acquired greenspaces. This program was approved by the Ohio EPA (OEPA) in 2003 and presented the Park District with a five year permit for projects occurring during that time. The HCPD is required by law to implement all stewardship and development guidelines as set forth in our Storm Water Management Program to ensure the greenspaces are managed per the OEPA's standards.

This program outlines some major components that are a part of our stewardship practices. They include: preserving open space; performing environmental assessments on potential acquisitions, reducing impervious surfaces on the site, and reforesting these lands.

Although the Park District officially began this program in 2003, it has been utilizing many of the practices long before this time. The Park District has been actively seeking significant greenspace for many years. In 1985, the Hamilton County Park District embarked on a program of identifying and removing paved surfaces where possible. Since the beginning of this effort, approximately fifteen (15) acres of pavement have been removed.

The Park District also makes it a practice to remove buildings acquired with new properties unless they can be fitted to public use. Over the past twenty-five years, the Hamilton County Park District has removed approximately ninety (90) structures.

Since the mid 1970's the Hamilton County Park District has been cutting back on the amount of park areas regularly mowed to create more buffer and wildlife habitat. In 1991, the Park District began a program to convert cultivated cropland into natural areas. In the past decade, approximately 150 acres of farmland have been converted into wetlands and 300 acres converted to prairie or meadow habitat. In all cases, native plant species were used. These plants were collected within a 150-mile radius of Hamilton County or raised in the Park District's native seed nursery. The use of native species improves the chance of plant survival. The use of prairie species has the additional benefit of a deep root system that maximizes soil retention and evapotranspiration thus reducing runoff.

The purpose of the Hamilton County Park District, as established by Section 1545.11- Ohio Revised Code, is "...for the conservation of the natural resources of the state, including streams, lakes, submerged lands, and swamplands,." To accomplish this purpose, the Park District uses a combination of land purchases to preserve open, natural areas from urbanization, and enforcement of Park District bylaws and conservation policies to protect its holdings against cultural pollution and degradation. The Park District currently has a 15-year, 1.0 mill levy approved by the voters of Hamilton County in 2002 for land acquisition and operations.

The Hamilton County Regional Planning Commission has been actively creating the **2030 Community Compass Comprehensive Plan** which deals with concepts that are identified by this plan as desirable. The plan's environmental mission statement states "Natural resources including, but not limited to, air, greenspace, rivers, hillsides, and wildlife are preserved, restored and managed to enhance the unique character of the County."

The HCPD's priority to preserve greenspaces in this county is reflected in the **Hamilton County Planning Commission's Community Compass Report No. 16-6** "State of the County Report: Environment. It states that "Whereas past conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

These properties are within Colerain Township. This Township has implemented the Colerain Township Greenspace Committee to oversee the **Land Preservation Program**. This program is designed to encourage township residents to agree to preserve their greenspace for five years. By doing this they agree not to develop their property and to preserve it's greenspace qualities. The Greenway Committee's mission statement is to improve the quality of life for it's residents through the use of both established and innovative methods to preserve, acquire, and improve greenways and undeveloped tracts of land for the benefit of all citizens and the environment.

Currently this program does not have legal standing, but it does indicate the township's willingness and desire to preserve their dwindling greenspaces. The purchase of the OGE1 properties will help to further realize the desires and intents of many governmental entities in Hamilton County to preserve and protect our County's greenspaces. Colerain Township is in support of this acquisition and has provided a letter of support which is included in this application.

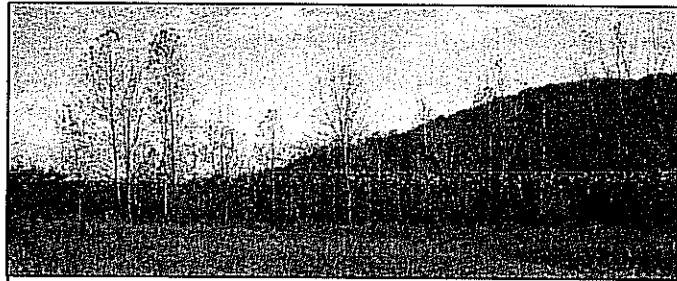
2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the project.

It has been substantiated by the Cincinnati Bird Club that Lark sparrow and Blue grosbeak have been spotted on this site. A land management employee of the HCPD who conducts the annual bird counts has also witnessed many lark sparrows on this property. The Ohio Department of Natural Resources (ODNR), Division of Wildlife has designated the Lark sparrow as an Ohio Endangered Species and the Blue grosbeak as an Ohio Species of Special Interest. The meadow environment that will be planted on site will likely increase the numbers of these species in the area. A definition

of the ODNR's endangered species and special interest classifications can be found in Appendix C.

3. Project preserves or naturally restores steep hillsides with slopes greater than 20%:

The larger property is predominantly steep and far exceeds a 20% slope on much of the property as shown in the photo to the right. These slopes may have a propensity to erode if not adequately stabilized by vegetation. By preserving and managing this tract of land, the HCPD will ensure



*Typical slopes on the property
in the distance.*

that erosion is controlled and the natural vegetation is allowed to mature and flourish. See Habitat/Topographic plan Exhibit 5, for contours.

See Soil Map Exhibit 4.

See USGS Map Exhibit 7

4. Preserves or enhances undeveloped lands along viewsheds of major highway

These properties can be seen from State Route 128 which has an average daily traffic volume of 7,340 vehicles according to the Ohio Department of Transportation (ODOT) 2005 Traffic Counts. The latest counts were tallied in 2005. The ODOT Hamilton County traffic count map is included in Appendix D.

5. Project preserves headwater streams:

N/A

6. Project protects highly erodible lands or hydric soils:

Approximately 70% of this site contains soils which are highly erodible. The HCPD will preserve these forested slopes and allow them to mature naturally thus securing these fragile hillsides.

Soil Summary

The northern portion of the site which includes abandoned gravel mines, lies partially within the GMR 100 year floodplain. See Exhibit 3, Floodplain Map for location. There are 7 soil classifications within the site boundaries; **EcE**, **Po**, **PfD**, **SwC2**, **SwD2**, **ArB2**, and **McB**. EcE makes up the greatest portion of the two sites.

EcE, Eden silty clay loam, 25 to 40% slopes. The largest portion of this site is made up of the EcE soil classification. This soil type is moderately deep, steep, well drained and located on hillsides on uplands. Most areas are dissected by shallow drainage ways and many areas have hillside slips. Permeability is slow and the root zone is mainly restricted to the 20 to 40 inch thick zone above the shale and limestone bedrock. The available water capacity is low. Runoff is very rapid. Reaction ranges from moderately alkaline to slightly acid in the root zone. The organic matter content is low or moderately low. This soil is used as woodland and is moderately well suited to trees. The preservation of these properties will help to protect these steep slopes.

SwC2, Switzerland silt loam eroded, 8 to 15%, **SwD2, Switzerland silt loam slopes 15 to 25% eroded**, - These similar classifications reside predominantly along the ridge tops on uplands and on the sides and ends of ridgetops. The soils are well drained. Permeability is moderate in the upper part of the soil and very slow in the middle and lower parts. The available water capacity is moderate to high. Runoff is rapid. If this soil is cultivated there is a risk of sever erosion. The surface layer is moderately low in organic matter content. This soil is well suited to trees and woodland. Plant competition can be reduced by spraying, mowing or disking. The primary difference between these two classifications is the degree of slope and in some cases where they are found along the ridgetops.

PfD, Pate silty clay loam, 15 to 25% slopes – This deep moderately steep, moderately well drained soil is on colluvial positions on the lower one-third of hillsides. Hillside slips are common. Permeability is very slow, the available water capacity is low or moderate and runoff is very rapid. The organic matter content is moderate. This soil is used as woodland and is well suited to trees.

ArB2, Ava silt loam, 3 to 8% slopes, **eroded** – This deep, gently sloping, moderately well drained soil is on convex ridgetops. Included in mapping are a few areas of severely eroded soils that have poor tilth. These soils are along waterways. Also included are few areas of somewhat poorly drained soils in depressions. The included soils make up about 20% of most areas. Permeability is moderately slow above the fraigpan and very slow in the fraigpan. Runoff is medium. The soil is well suited to trees. Competition from undesirable vegetation can be reduced by spraying, mowing or discing. This soil type is located on the ridge top areas of the property.

Po, Gravel pit – This area consists of open excavations from which gravel and sand have been taken for use in construction. Most pits are on terraces and

flood plains. As a rule, the stripped material is low in content of organic matter and available water capacity and it is poorly suited to the growth of plants. This site has not been mined for many years, therefore it is starting to see succession and plant life is growing along the banks of ponds. The abandoned gravel pit areas are located in the northeastern portion of the property located within the Great Miami River Floodplain. They have not been mined in a while and are starting to reforest itself with successional plants.

McB, Martinsville silt loam, 2 to 6% slopes – this deep gently sloping well drained soil is on broad stream terraces. Most areas are irregularly shaped and 5 to 40 acres in size. Permeability is moderate. The root zone is deep. The available water capacity is high and runoff is medium. The organic matter content is moderately low or moderate. There is very little of this soil classification on this site. **SwB2, Switzerland silt loam** See Exhibit 4, Soil Map.

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u> / / </u>	<u> / / </u>
3.2	Land Acquisition/Easements:	<u>2/01/09</u>	<u>2/01/10</u>
3.3	Site Improvements:	<u>9/1/09</u>	<u>12/1/10</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org
4.2	CHIEF FINANCIAL OFFICER	Tom Kaluba
	TITLE	Chief Financial Officer
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	tkaluba@greatparks.org
4.3	PROJECT MANAGER	Ross Hamre
	TITLE	Planning Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 728-3551, ext. 256
	FAX	(513) 521-2896
	E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

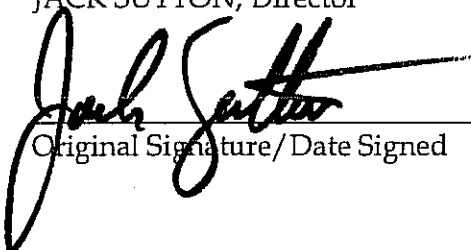
- ☒ [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [X] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☐ [] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☒ [X] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ [X] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director



1/9/09

Original Signature/Date Signed

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- 1 1. Protects habitat for rare, threatened and endangered species
- * 2. Increases habitat protection
- 2 3. Reduces or eliminates nonnative, invasive species of plants or animals
- * 4. Preserves high quality, viable habitat for plant and animal species
- 5. Restores and preserves aquatic biological communities
- 6. Preserves headwater streams
- * 7. Preserves or restores flood plain and stream side forest functions
- * 8. Preserves or restores water quality
- 9. Preserves or restores natural stream channels
- * 10. Preserves or restores functioning flood plains
- 11. Preserves or restores wetlands
- * 12. Preserves or restores stream side forests
- * 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- * 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds.
- 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- * 16. Reforestation of land
- * 17. Planting vegetation for filtration
- * 18. Incorporates aesthetically pleasing and ecologically informed design
- 19. Enhances educational opportunities and provides physical links to schools and after school centers
- 3 20. Acquisition of connecting corridors
- * 21. Supports comprehensive open space planning
- * 22. Provides multiple recreational, economic and aesthetic preservation benefits
- 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

One (1) through three (3) indicate the project's primary components. Asterisks (*) indicate strong elements involved within this project.

**BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT**

December 18, 2008

RESOLUTION NO. 2789

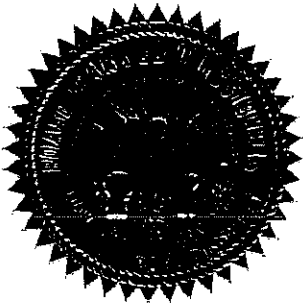
CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.


NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:


1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds for 2009.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT



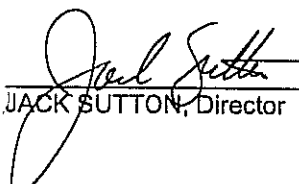

NANCY R. HAMANT, President


JAMES E. BUSHMAN, Vice President


ROBERT A. GOERING, SR., Vice President

ATTEST:


This 18th day of December, 2008


JACK SUTTON, Director

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

January 9, 2009

I, Tom Kaluba, Chief Financial Officer, CFO, of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$304,862.00 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Oak Glen Expansion Acquisitions.



Tom Kaluba, CFO

Land Appraisal Report

Purchase Agreement – Rwnpke Property

December 23, 2008

This Purchase Agreement is entered into by and between William J. Rumpke as President of and on behalf of both companies, Rwnpke & Rwnpke, LLC. (a Domestic Limited Liability Company Incorporated within the state of Ohio as # 1072634 on April 21, 1999 with a current status as Active) and Rumpke Sanitary Landfill Inc. (a Corporation For Profit Incorporated within the state of Ohio as # 424968 on May 17, 1972 with a current status as Active) whose address is 10795 Hughes Road Cincinnati OH, 45251 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District with a mailing address of 10245 Winton Road, Cincinnati, Oh. 45231 or its assigns ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property for expansion of Oak Glen Nature Preserve; and

WHEREAS, SELLER owns real property which is in the vicinity of said park;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. CONTRACT TO PURCHASE: For and in consideration of the sum of \$25,000 payable by BUYER to SELLER at the time of execution of this Purchase Agreement ("EARNEST MONEY"), the receipt of which is hereby acknowledged, SELLER hereby grants to BUYER the exclusive right to purchase in fee simple and BUYER agrees to purchase the real estate described below.
2. PROPERTY DESCRIPTION: The real estate consisting of approximately 189.1 Acres identified in Hamilton County Auditor's Map Plat Book 510-0410-0004, 5, 6, 17, 18, 20, 21, 22, 23, 26, 27, 28, 29, 32 as shown on Attachment 1 map) representing the: ("REAL ESTATE").
3. PRICE AND TERMS: The agreed upon price for this REAL ESTATE shall be for either \$1,140,000.00 or \$5,977/Acre as defined in Paragraph 5 below: ("PURCHASE PRICE").
4. EARNEST MONEY: All of the EARNEST MONEY (\$25,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of written notice from BUYER.
 - B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only consequence placed upon BUYER if BUYER breaches this Agreement.
 - C. As a condition of this contract, the BUYER intends to submit an application for matching grant money for this purchase from the Clean Ohio Conservation Program Fund administered by the Ohio Public Works Commission (the "OPWC") in the amount of 59-75% of the purchase price. The grant submission deadline is January 9, 2009 under Round 5 funding. The BUYER anticipates receiving notice by the end of February, 2009

of the award of the funding, at which time BUYER will notify Seller in writing of the grant status. If the BUYER is granted the Round 5 funding, the earnest money amount of \$25,000.00 shall be applied to the Purchase price. If BUYER is not successful in obtaining funding, the earnest money amount of \$25,000.00 shall be returned.

5. SURVEY COSTS: BUYER may elect to have the property surveyed in which case, BUYER will bear the cost of the survey and the result of the final gross survey acreage will be used in the purchase price calculations based upon the \$5,977/Acre figure. If BUYER does not have a survey performed, the purchase price will be established at \$1,140,000.00.
6. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. BUYER will exercise caution with any inspections.
7. PROPERTY CLEANUP: BUYER assumes all responsibilities for demolition and cleanup of the property.
8. RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language *"Rumpke Woods of Oak Glen - Buyer agrees to perpetually keep this property in greenspace for the protection of hillside and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Buyer or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Director's sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project."* If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed.
9. PERSONAL PROPERTY: The following personal property shall be included in the sale: None
10. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as floodplain and business - (both on the frontage) and residential in the rear; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the structural damage/condemnation (e) there are no underground fuel

tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such SUBstances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.

11. RETAINED STREAMBANK MITIGATION RIGHTS: SELLER will reserve the right to perform streambank erosion correction and enhancement projects (consistent with Ohio EPA or other applicable regulatory requirements for streambank mitigation (from other sites) and as approved by the Hamilton County Park District) that do not channelize the stream corridors. Best management practices will be employed by SELLER in the event they utilize this reserve right and would include (as appropriate for the site): wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the bio-diversity, etc. This right shall be exercisable upon 90 days written notice prior to commencement of mitigation activities. This right shall be sUBject to the terms of any restrictive covenant contained in the deed for the above mentioned property, shall be binding upon any successors or assigns of the BUYER, and shall expire if not fully exercised within 25 years from the date of this contract. Only those stream corridors shown in yellow on the attached map are included.

12;CONVEYANCE AND CLOSING: If the OPWC Round 5 is granted, the closing will be held on June 31, 2009 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange. SELLER retains the right to cancel this contract if approval is not received from their lender of this transaction and mortgage releases are not received prior to closing.

13.OCCUPANCY: Occupancy will be at the closing with any materials left on-site as of the date of closing forfeited.

14.SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

15.PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.

16.EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, December __, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

17. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 23 day of Dec, 2008 re to convey the REAL ESTATE to BUYER according to the above terms on this ns:

SELLER: William J. Rumpke
William J. Rumpke, on behalf of and with full authority

of both

Landfill Inc

Rumpke & Rumpke, LLC and Rumpke Sanitary

10795 Hughes Road
Cincinnati Ohio 45251

ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this 23 day of December, 2008 at 11 : 00 AM time.

BUYER: Jack Sutton
Jack Sutton, Director

ADDRESS OF BUYER: Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231 {513} 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)



October 20, 2008

Mr. Rick Johnson
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231

SUBJECT: Market Value Appraisal
Rumpke Property
8968 East Miami River Road
Cincinnati, Hamilton County, Ohio 45247
Integra Cincinnati/Dayton File No. 108-2008-0904

Dear Mr. Johnson:

Integra Realty Resources – Cincinnati/Dayton is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is Hamilton County Park District, and the intended use is for property acquisition purposes.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and appraisal guidelines of the Hamilton County Park District. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignments results, we use the summary report option of Standards Rule 2-2 of USPAP. Accordingly, this report contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

The subject is a large, irregularly shaped parcel of vacant land containing an area of 190.74 acres according to Auditor's records. The front portion of the property along E. Miami River Road is zoned B3-Commerce and RF-Riverfront (area in flood plain) with the majority of the property

IRR.

zoned R-2, Estate Residential, which permits agricultural, conservation areas, parks, and single-family dwellings.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	October 8, 2008	\$1,140,000

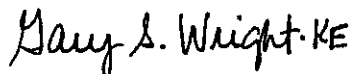
If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - CINCINNATI/DAYTON



Mark R. Taennis
Certified General Real Estate Appraiser
Ohio Certificate #407651



Gary S. Wright, MAI, FRICS
Certified General Real Estate Appraiser
Ohio Certificate # 380580
Reviewed, did not inspect

SALES COMPARISON APPROACH

To apply the sales comparison approach, we searched for sale transactions most relevant to the subject in terms of location, size, highest and best use, and transaction date. Large land sales are extremely limited with similar characteristics as the subject. The most relevant sales are summarized in the following table.

SUMMARY OF COMPARABLE LAND SALES

No.	Name/Address	Sale Date	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	Vacant Land 8840 Lawrenceburg Rd. Harrison Hamilton County OH Comments:	Oct-06	\$706,350	5,128,318 117.73	Low Residential	\$0.14	\$6,000
					Large irregular shape land area with gently rolling topography. Property sold for \$706,350 and an additional \$574,603 was needed for environmental clean-up. No water and sewer. Electric available. Entire property located in the flood plain. Purchased by park district.		
2	Vacant Land Kellogg Avenue Cincinnati Hamilton/Clermont County OH Comments:	Dec-07	\$275,000	1,081,508 24.83	Residential	\$0.25	\$11,076
					Large land area purchased by the Hamilton County Park District for recreation use. Irregular shape. Property is located in Hamilton and Clermont counties. Ware and sewer in area. Electric available. Mostly level partially wooded.		
3	Vacant Land Pars 11 E. Miami River Rd. Cincinnati Hamilton County OH Comments:	Feb-04	\$200,000	1,078,546 24.76	R-2	\$0.19	\$8,078
					Large agricultural land area, irregular shape with rolling topography and mostly cleared for agricultural use. Entire property is in the flood plain. No water or sewer. electric available. Only transfer in past 3 years.		
4	Vacant Land 3910 Round Bottom Rd. Cincinnati Hamilton County OH Comments:	Mar-06	\$1,053,000	4,254,505 97.67	ORP	\$0.25	\$10,781
					Large and area, irregular shape located in flood plain. This area along Round Bottom Road is industrial. Land was purchased for aggregate extraction and additional future uses. Can tap into water and sewer. Electric at site.		
5	Vacant Land 4262 Reily Millville Rd. Hamilton Butler County OH Comments:	Mar-08	\$405,000	2,178,000 50.00	Agricultural	\$0.19	\$8,100
					Large agriculture land sale with 100+ year old farm house, older barn and large shed. The improvements are old and have minimal contributory value. Mostly level topography. Partially in flood plain. No water or sewer. Electric to site. Private septic system.		

ANALYSIS AND ADJUSTMENT OF SALES

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments we make to each sale.

LAND SALES ADJUSTMENT GRID						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Name	Rumpke Property	Vacant Land	Vacant Land	Vacant Land	Vacant Land	Vacant Land
Address	8968 East Miami River Road	8840 Lawrenceburg Rd.	Kellogg Avenue	Pars 11 E. Miami River Rd.	3910 Round Bottom Rd.	4262 Reily Millville Rd.
City	Cincinnati	Harrison	Cincinnati	Cincinnati	Cincinnati	Hamilton
County	Hamilton	Hamilton	Hamilton/Clermont	Hamilton	Hamilton	Butler
State	Ohio	OH	OH	OH	OH	OH
Sale Date		Oct-06	Dec-07	Feb-04	Mar-06	Mar-08
Sale Price		\$706,350	\$275,000	\$200,000	\$1,053,000	\$405,000
Acres	190.74	117.73	24.83	24.76	97.67	50.00
Price Per Acre		\$6,000	\$11,076	\$8,078	\$10,781	\$8,100
PROPERTY RIGHTS		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% ADJUSTMENT		0%	0%	0%	0%	0%
FINANCING TERMS		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% ADJUSTMENT		0%	0%	0%	0%	0%
CONDITIONS OF SALE						
% ADJUSTMENT		0%	0%	0%	0%	0%
MARKET CONDITIONS	10/8/2008	Oct-06	Dec-07	Feb-04	Mar-06	Mar-08
ANNUAL % ADJUSTMENT	0%	0%	0%	0%	0%	0%
CUMULATIVE ADJUSTED PRICE		\$6,000	\$11,076	\$8,078	\$10,781	\$8,100
LOCATION		Inferior	Similar	Similar	Superior	Similar
% ADJUSTMENT		15%	0%	0%	-25%	0%
ACCESS/EXPOSURE		Similar	Similar	Similar	Similar	Similar
% ADJUSTMENT		0%	0%	0%	0%	0%
SIZE		Superior	Superior	Superior	Superior	Superior
% ADJUSTMENT		-10%	-40%	-40%	-10%	-30%
SHAPE AND TOPOGRAPHY		Inferior	Similar	Similar	Similar	Similar
% ADJUSTMENT		10%	0%	0%	0%	0%
ZONING		Inferior	Inferior	Inferior	Superior	Inferior
% ADJUSTMENT		5%	5%	5%	-10%	5%
FLOOD ZONE		Inferior	Superior	Inferior	Inferior	Similar
% ADJUSTMENT		10%	-10%	10%	10%	0%
UTILITIES		Similar	Superior	Similar	Superior	Similar
% ADJUSTMENT		0%	-10%	0%	-10%	0%
Net \$ Adjustment		\$1,800	-\$6,092	-\$2,019	-\$4,852	-\$2,025
Net % Adjustment		30%	-55%	-25%	-45%	-25%
Final Adjusted Price		\$7,800	\$4,984	\$6,058	\$5,930	\$6,075
Overall Adjustment		30%	-55%	-25%	-45%	-25%
Range of Adjusted Prices		\$4,984 - \$7,800				
Average		\$6,169				
Indicated Value		\$6,000				

No market conditions adjustment is deemed necessary as there has been no measurable increase in land values over the past few years. There are various adjustments made for differences with most weight given to size, location and utilities.

LAND VALUE CONCLUSION

We give greatest weight to Sales 1 and 4 being closest in size with additional support from Sale 3 on the same street as the subject property and arrive at a land value conclusion as follows:

LAND VALUE CONCLUSION	
Indicated Value per Acre	\$6,000
Subject Acres	190.74
Indicated Value	\$1,144,422
Rounded	\$1,140,000

RECONCILIATION AND CONCLUSION OF VALUE

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	October 8, 2008	\$1,140,000

EXPOSURE AND MARKETING TIMES

Our estimates of exposure and marketing times are as follows:

EXPOSURE TIME AND MARKETING PERIOD	
Exposure Time (Months)	9 - 12
Marketing Period (Months)	9 - 12

CERTIFICATION

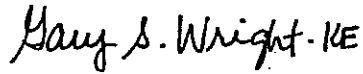
We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP), and also in conformity with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Mark R. Taennis made a personal inspection of the property that is the subject of this report. Gary S. Wright, MAI, FRICS has not personally inspected the subject.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. This appraisal is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Gary S. Wright, MAI, FRICS, has completed the continuing education program of the Appraisal Institute.



Mark R. Taennis
Certified General Real Estate Appraiser
Ohio Certificate # 407651



Gary S. Wright, MAI, FRICS
Certified General Real Estate Appraiser
Ohio Certificate # 380580
Reviewed, did not inspect

PROFESSIONAL QUALIFICATIONS

MARK R. TAENNIS

EXPERIENCE:	<p>A wide variety of appraisal experience as an employee of our Cincinnati office, INTEGRA REALTY RESOURCES - CINCINNATI/DAYTON. Actively engaged in commercial, residential and industrial real estate appraisal and consultation since 1984.</p> <p>Appraised, consulted and instructed for, but not limited to, Sundrex Institute in Blue Ash, OH; Southern State Community College in Wilmington, OH; Realty Appraisal and Management Company; Appraisal Company of America and Beck Consulting.</p>
PROFESSIONAL ACTIVITIES:	<p>Member: Former member of the American Society of Appraisers</p> <p>Previously held the A.S.A. Senior Residential Real Property Appraiser designation</p> <p>Past President of A.S.A. - Cincinnati/Dayton Chapter 60</p> <p>Certified:</p> <p>Ohio: General Real Estate Appraiser</p> <p>Kentucky: General Real Estate Appraiser</p>
EDUCATION:	<p>Served in the United States Air Force (1977-1981). Attended University of Cincinnati - Business and Accounting (1982). Successfully passed the following courses: SRA Course 101 - Florida State University, IFA Course: Principles of Residential Real Estate Appraising - Cincinnati, OH; SRA Institute Course RP 201: Real Property - Vienna Virginia; USPAP: Uniform Standards of Professional Appraisal Practice - Cincinnati, OH; Institute Course RP 202: Income Property; Georgetown University, Washington, DC; Institute Course: Small Hotel/Motel Valuation; Institute Course: Highest and Best Use, Sharonville, OH.</p> <p>Appraisal Instructor: Sundrex Institute, Blue Ash, OH (1986-1990);</p> <p>Appraisal Instructor: Southern State Community College, Wilmington, OH (1991).</p>

GARY S. WRIGHT, MAI, SRA, FRICS

Managing Director for Cincinnati and Dayton offices of **INTEGRA REALTY RESOURCES - CINCINNATI/DAYTON**. Actively engaged in commercial, residential and industrial real estate appraisal and consultation since 1972.

Appraised for Government Entities, Corporations and Attorneys, including, but not limited to: General Services Administration (GSA), Internal Revenue Service (IRS); Federal Aviation Administration (FAA), Resolution Trust Corporation (RTC), Department of Housing & Urban Development (HUD), Federal Deposit Insurance Corp. (FDIC), Federal Home Loan Mortgage Corp. (FreddieMac), Federal National Mortgage Association (FannieMae), Mortgage Guaranty Insurance Corp. (MGIC), Federal Home Loan Bank Board, City of Cincinnati, City of Blue Ash, Sycamore Township, CSX Resources, Inc., A.T.&T., Hertz-Penske, Cincinnati Milacron, General Motors, Ford Motor Co., Chrysler Realty Corp., Drackett Co., Archdiocese of Cincinnati, Firestone Tire & Rubber Co., Right of Way Department of the Kentucky Department of Transportation, Village of Glendale, Northern Kentucky Port Authority, L&N Railroad, Greater Cincinnati International Airport, Gulf Oil Corp., Shell Oil Co., Ashland Oil Co., Kroger Co., Procter & Gamble, Eastman Kodak, Western Electric, Dow Chemical, DuPont, Coca Cola Co., Armco, Aluminum Co. of America, Kraft, Meijer Inc., USF & G Insurance Co., Mass Mutual Insurance, Phoenix Mutual Life Insurance Co., State Farm Insurance, Union Oil of California, Graydon, Head and Ritchey, Keating, Muething & Klekamp, Trammell Crow, Ohio State Teachers Retirement Fund, The Health Alliance, Fidelity Real Estate Group and International Paper Co..

Member: Currently hold the following designations:

Appraisal Institute – MAI, SRA

Appraisal Institute – SRA

The Royal Institution of Chartered Surveyors – FRICS

Currently serving on the national Board of Directors for the Appraisal Institute.

Licensed: National Association of Realtors
Member of the Cincinnati/Dayton Board of Realtors

Ohio: Certified General Appraiser - 380580
Kentucky: General Real Property Appraiser - 233
Indiana: Certified General Appraiser - CG40300072

Real Estate Broker (Ohio 300866)
(Kentucky 18464)

Bachelor of Business Administration, University of Cincinnati, 1972
Successfully completed numerous real estate and valuation courses and seminars sponsored by the Appraisal Institute, accredited universities and others.
Have lectured to groups on various real estate topics.

Qualified as an expert witness in the Courts of Common Pleas in Hamilton and Clermont Counties, OH; Board of Tax Appeals in Ohio and Boards of Revision in Hamilton, Butler and Warren Counties, OH.

INTEGRA REALTY RESOURCES, INC.

CORPORATE PROFILE

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in the United States with 56 independently owned and operated offices in 33 states. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and each is headed by a Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Managing Directors follows:

ATLANTA, GA - J. Carl Schultz, Jr., MAI, SRA, CRE
ATLANTIC COAST, NJ - Anthony S. Graziano, MAI, CRE
AUSTIN, TX - Randy A. Williams, MAI, SR/WA
BALTIMORE, MD - G. Edward Kerr, MAI
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM
BOSTON, MA - David L. Cary, MAI, SRA, CRE
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE
CHICAGO, IL - Gary K. DeClark, MAI, CRE, FRICS
CHICAGO, IL - Jeffrey G. Pelegrin, MAI
CINCINNATI, OH - Gary S. Wright, MAI, SRA
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM
COLUMBUS, OH - Bruce A. Daubner, MAI
DALLAS, TX - Mark R. Lamb, MAI, CPA
DAYTON, OH - Gary S. Wright, MAI, SRA
DENVER, CO - Brad A. Weiman, MAI
DETROIT, MI - Anthony Sanna, MAI, CRE
FORT WORTH, TX - Donald J. Sherwood, MAI
GREENVILLE, SC - A. Keith Batson, MAI
HARTFORD, CT - Mark F. Bates, MAI, CRE
HOUSTON, TX - David R. Dominy, MAI
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM
KANSAS CITY, MO/KS - Kenneth Jagers, MAI
LAS VEGAS, NV - Shelli L. Lowe, MAI
LOS ANGELES, CA - John G. Ellis, MAI, CRE
LOUISVILLE, KY - George M. Chapman, MAI, SRA, CRE
MEMPHIS, TN - J. Walter Allen, MAI
MIAMI, FL - Michael Y. Cannon, MAI, SRA, CRE
MILWAUKEE, WI - Sean Reilly, MAI

MINNEAPOLIS, MN - Michael F. Amundson, MAI, CCIM
MORGANTOWN, WV - Thomas A. Motta, MAI
NAPLES, FL - Thomas Tippet, MAI
NASHVILLE, TN - R. Paul Perutelli, MAI, SRA
NEW YORK, NY - Raymond T. Cirz, MAI, CRE
NORTHERN NJ - Barry J. Krauser, MAI, CRE, FRICS
ORANGE COUNTY, CA - Larry D. Webb, MAI
ORLANDO, FL - Charles J. Lentz, MAI
PHILADELPHIA, PA - Joseph D. Pasquarella, MAI, CRE
PHOENIX, AZ - Walter Winus, Jr., MAI, CRE
PITTSBURGH, PA - Paul D. Griffith, MAI
PORTLAND, OR - Brian A. Glanville, MAI, CRE
PROVIDENCE, RI - Gerard H. McDonough, MAI
RICHMOND, VA - Robert E. Coles, MAI, CRE
SACRAMENTO, CA - Scott Beebe, MAI
SALT LAKE CITY, UT - Darrin Liddell, MAI, CCIM
SAN ANTONIO, TX - Martyn C. Glen, MAI, CRE, FRICS
SAN DIEGO, CA - Jeffrey Greenwald, MAI
SAN FRANCISCO, CA - Jan Kleczewski, MAI
SARASOTA, FL - Julian Stokes, MAI, CRE, CCIM
SAVANNAH, GA - J. Carl Schultz, Jr., MAI, SRA, CRE
SEATTLE, WA - Allen N. Safer, MAI
SYRACUSE, NY - William J. Kimball, MAI
TAMPA, FL - Bradford L. Johnson, MAI
TULSA, OK - Robert E. Gray, MAI
WASHINGTON, DC - Patrick C. Kerr, MAI, SRA
WILMINGTON, DE - Douglas Nickel, MAI
IRR de Mexico - Oscar J. Franck

Corporate Office

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Website: www.irr.com



BECK CONSULTING, INC.

SUMMARY APPRAISAL REPORT

190.737 acres along the east side of E. Miami River Road,
between Thompson Road and Blue Rock Road,
Colerain Township, Hamilton County, Ohio

PREPARED FOR:

Mr. Jim Thaxton
General Counsel and Secretary
Rumpke Consolidated Companies, Inc.
10795 Hughes Road
Cincinnati, Ohio 45251

PREPARED BY

Beck Consulting, Inc.
Town Hall on the Green—4B
5380 Pleasant Avenue
Fairfield, Ohio 45014
(513) 942-5000 PHONE
(513) 942-9602 FAX

DATE OF VALUE

December 3, 2008



Town Hall on the Green -- 4B
5380 Pleasant Avenue
Fairfield, Ohio 45014

www.e-beck.com

BECK CONSULTING, INC.

Phone (513) 942-5000

Fax (513) 942-9602

December 10, 2008

Mr. Jim Thaxton
General Counsel and Secretary
Rumpke Consolidated Companies, Inc.
10795 Hughes Road
Cincinnati, Ohio 45251

Re: **SUMMARY APPRAISAL REPORT**

190.737 acres along the east side of E. Miami River Road, between Thompson Road and Blue Rock Road,
Colerain Township, Hamilton County, Ohio

Dear Mr. Thaxton:

Based on your authorization, I have completed an appraisal of 190.737 acres owned by Rumpke Sanitary Landfill or its affiliates located along the east side of E. Miami River Road in Colerain Township, Hamilton County, Ohio.

A personal inspection of the site was performed December 3, 2008, and analyses used to form an opinion of value are contained in the following appraisal report. The intended use of this report is to assist Rumpke Consolidated Companies, Inc. in determining a market value of the property for internal decisions-making purposes and possible sale. The following document is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics of the Appraisal Institute.

The attached report is a detailed presentation of the research, data, and analysis, which concludes that the market value of the fee simple interest of the subject property is:

One Million Four Hundred Thirty Thousand Dollars
(\$1,430,000)

The reported value conclusion is subject to the assumptions and limiting conditions set forth in the body of this report. There is one extraordinary assumption that underlies the conclusions of this report.

This letter is not the appraisal, but is followed by a summary appraisal report setting forth the identification of the property, pertinent facts about the neighborhood and the subject property, comparable market data, and the results of the investigations and analyses leading to the final value conclusion.

Respectfully submitted,
BECK CONSULTING, INC.

Lance R. Brown, MAI
Ohio General Certified Appraiser No. 409301
J:\Land\08224178 Rumpke

John S. York
Ohio General Certified Appraiser No. 379339

EXECUTIVE SUMMARY


Location	The subject property is located along the east side of E. Miami River Road, between Thompson Road and Blue Rock Road, in Colerain Township, Hamilton County, Ohio.		
Property Type	The property is undeveloped, rolling, wooded land with limited potential uses.		
Land Areas	The subject property contains a total area of 190.737 acres.		
Highest and Best Use	Recreation/Parkland		
Summary of Conclusions	Sales Comparison Approach:	\$1,430,000	
	Cost Approach:	N/A	
	Income Approach:	N/A	
	Final Value Conclusion:	\$1,430,000	

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- John S. York and Todd Schmutte made personal inspections of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- As of the date of this report, Lance R. Brown, MAI, has completed the continuing education program of the Appraisal Institute.
- As of the date of this report, Lance R. Brown, MAI and John S. York have completed the continuing education program of the Appraisal Foundation.
- As of the date of this report, Lance R. Brown, MAI and John S. York have completed the continuing education required by the State of Ohio.

One Million Four Hundred Thirty Thousand Dollars
(\$1,430,000)

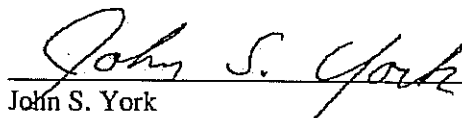


Lance R. Brown, MAI

Ohio General Certified Appraiser No. 409301

12/10/08

Date



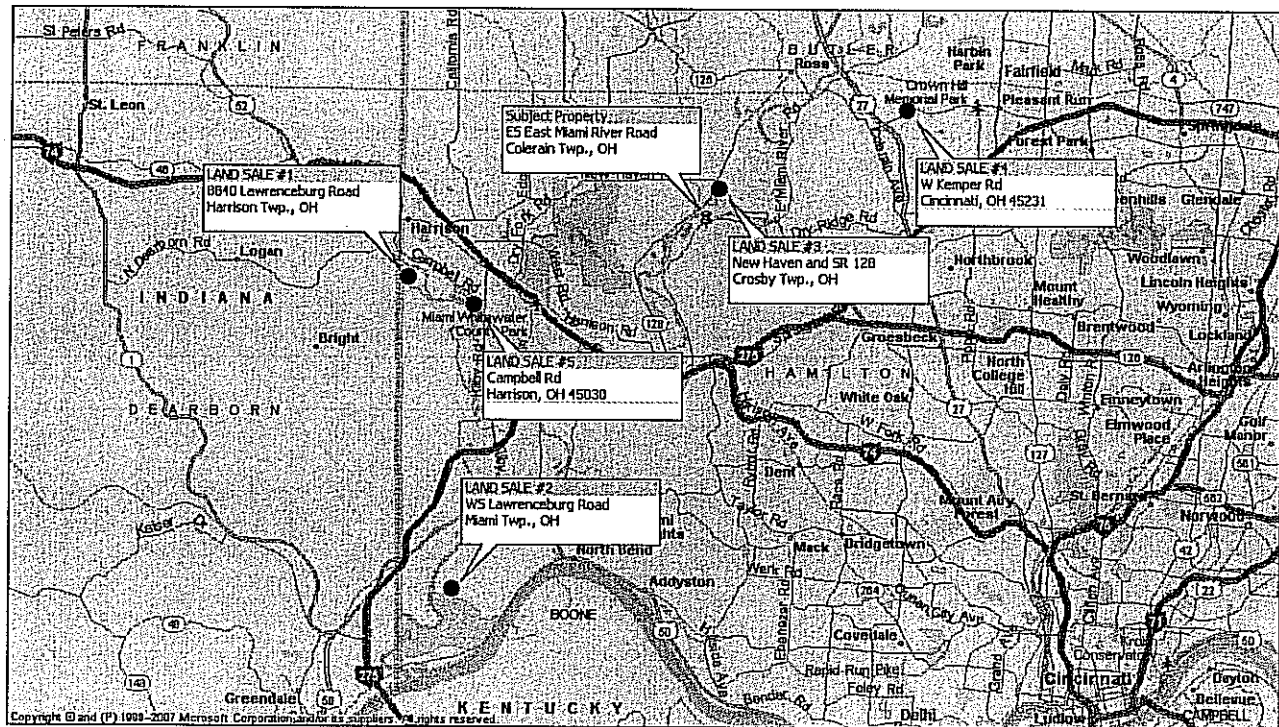
John S. York

Ohio General Certified Appraiser No. 379339

12/10/08

Date

Land Sale Location Map



Adjustment Grid

	Subject	Sale 1	\$6,000	Sale 2	\$7,500	Sale 3	\$8,075	Sale 4	\$8,992	Sale 5	\$6,643
Property Rights	Fee simple	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Financing	Cash	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Conditions of Sale	Arms Length	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Buyer Expenditures	None	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Market Conditions	Dec-08	Nov-06	-	Jun-05	-	Sep-05	-	Sep-03	-	Sep-02	-
ADJUSTED UNIT			\$6,000		\$7,500		\$8,075		\$8,992		\$6,643
Location	Colerain Twp.	Harr. Twp.	=	Miami Twp.	+	Crosby Twp.	=	Col. Twp.	-	Harr. Twp.	=
Size (acres)	190.737	117.725	-	74.091	-	170.655	=	136.080	-	137.910	-
Shape	Irregular	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Access	Public	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Topography	Rolling/Hilly	Lev./Roll.	-	Lev./Roll.	-	Lev./Roll.	-	Rolling/Hilly	=	Lev./Roll.	-
Utilities	Electric	Similar	=	W-E	-	W-E	-	W-E	-	W-E	-
Flood Plain	Partial	Floodway	+	Floodway	+	Floodway	+	None	-	Floodway	+
Zoning	R-2,RF,B-3	H-Riv.	=	H-Riv.	=	F1/A	=	SFR/Pub.	=	H-Riv.	=
Overall Comparison			Inferior		Similar		Similar		Superior		Inferior

Discussion of Sales

The sales detailed above reflect strong similarity to the subject property, but there are some differences between the sales and the subject, for which adjustments are made.

Property Rights

The fee simple interest of the subject property is appraised, and a similar interest was conveyed in the case of all of the sales. No adjustment is made.

Financing

All of the sales resulted in cash or cash equivalent to the seller at the closing, and there were no unusual financing concessions that affected the sale price. This is similar to the normal financing conditions that are expected for the subject property. No adjustment is made.

Conditions of Sale

All the sales were the result of an arms length negotiation between unrelated buyer and seller. No adjustment is made to the sales.

Buyer Expenditures

None of the sales required extraordinary buyer expenditures after the purchase. The subject property is a vacant site, and there are no extraordinary buyer expenditures expected for the subject property.

Market Conditions

The subject property is appraised as of December 2008. The sales occurred between September 2002 and November 2006. During the timeframe between 2002 and sometime in 2007, there were stable to moderately increasing prices on sites with a similar highest and best use as the subject property. However, due to the recent turn in the economy affecting both public and private investors, the subject property would now have a diminished overall effective demand by potential buyers. This is the result of the ever-increasing demands on the budgets of municipalities such as Hamilton County, the City of Cincinnati, and other surrounding municipalities facing budget cuts and other cost-cutting matters in order to continue to provide effective goods and services. Because of this diminished demand and the current state of the economy, it is the opinion of this appraiser that the market conditions in which all of the sales took place were superior to the subject property, and a slight downward adjustment for market conditions is necessary.

Location

The subject property is located in Colerain Township, along E. Miami River Road, in a more sparsely-developed portion of Colerain Township. The area has limited utilities available including electric, and no dense concentrations of commercial or residential development within close proximity.

Sale 1 is located along Lawrenceburg Road in Harrison Township, in a similarly-developed area; therefore, this sale is considered to have similar locational attributes. It is within reasonably close proximity to the commercial business district of Harrison.

Sale 2 is located on the west side of Lawrenceburg Road in Miami Township. This is located within close proximity to the Shawnee Lookout Park and is a more sparsely developed area, which is primarily agricultural in nature; therefore, is considered to be an inferior location, requiring an upward adjustment.

Sale 3 is located along both Route 128 and New Haven Road in Crosby Township, in extremely close proximity to the subject property. Although the Township is different than the subject property, the physical, functional, legal, and locational attributes are all similar; therefore, no locational adjustment is made to Sale 3.

Sale 4 is located on the south side of W. Kemper Road, along the northeast side of State Route 127 (Colerain Avenue). Although this is in Colerain Township, which is similar to the subject property, this is considered a far superior location in proximity to Colerain Avenue and surrounding commercial uses within the areas of Ross and Northgate, as well as proximity to the existing Rumpke landfill. On an overall basis, this is considered to be a superior location; therefore, a downward adjustment is required.

Sale 5 is located along Campbell Road in Harrison Township. Once again, this is an area which has moderate development within close proximity, and is generally agricultural in nature. On an overall basis, this is considered to have similar locational attributes to the subject property, requiring no adjustment.

Size

The subject property reflects a site size of 190.737 acres, and the sales range from 74.091 acres to a high of 170.655 acres. Sales 1, 2, 4, and 5 have respective sizes of 117.725 acres, 74.091 acres, 136.08 acres, and 137.91 acres. These sales are considered to have superior sizes; therefore, are adjusted downward by varying levels, based on the size differential. Sale 3 totals 170.655 acres, which is considered substantially similar to the subject property; therefore, no adjustment is required.

Shape

The subject property is an irregular-shaped site, which is similar to the shape reflected in all the sales; therefore, no adjustment is necessary for this aspect. With the exception of extreme configuration, shape is a mildly important aspect of sales for recreational/parkland.

Access

The subject property benefits from access to a public road, which is similar to all of the sales. Therefore, no adjustment is required for this aspect.

Topography

The subject property ranges from rolling to hilly in nature. Sales 1, 2, 3, and 5 are all level to gently rolling sites, which are considered to be superior to the subject property; therefore, all of these sales are adjusted downward.

Sale 4 is considered to be a rolling to hilly site with similar physical attributes as the subject property; therefore, no adjustment is required.

Utilities

The subject property benefits from access to electric. Sale 1 is similar in this aspect; therefore, no adjustment is required. Sales 2, 3, 4, and 5 all benefit from water and electric; therefore, are considered to be superior and require a downward adjustment.

Floodplain

The subject property has a small portion of its site located in the 100-year floodplain. However, the majority of the property is located outside of the floodplain. Sales 1, 2, 3, and 5 are all located in the floodplain with considerable portions located within the floodway. These are all considered to have inferior physical elements as relates to the floodplain; therefore, they are adjusted upward for this aspect. However, Sale 4 has no portion within the floodplain and is adjusted downward because of this superiority.

Zoning

The subject property is zoned a combination of R-2, RF, and B-3. The sales are zoned H-Riverfront, F-1A, and SFR-Public Use. Taking into consideration the highest and best use for the subject, as well as all of the sales, for recreational/parkland use, the material affect of the zoning is inconsequential. Therefore, no adjustment is made for zoning to any of the sales.

Conclusion

The abovementioned sales reflect an unadjusted range from \$6,000 per acre to a high of \$8,992 per acre. All of the adjustments for the sales have been discussed above, and after adjustments, the following qualitative conclusions were derived. Sale 1 was inferior to the subject property; Sale 2 was similar to the subject property; Sale 3 was similar to the subject property; Sale 4 was superior to the subject property; and Sale 5 was inferior to the subject property. Taking into consideration the qualitative adjustments above, it is the opinion of this appraiser that a per-unit value near the middle of the range at \$7,500 per acre is appropriate for the subject property. This conclusion results in the value of the subject property calculated as follows.

$$190.737 \text{ acres} \times \$7,500 \text{ per acre} = \$1,430,528$$

Rounded: \$1,430,000

RECONCILIATION AND VALUE CONCLUSION

The sales comparison approach is the only valuation method used to value the subject property, since the subject is vacant land. A total of five sales were used for direct comparison with the subject property. These sales reflect a strong similarity to the subject in terms of highest and best use and overall market appeal. The sales have taken place within the past six years, which is a considerable period, but not untypical for properties similar to the subject property. These sales are felt to be excellent indicators of value for the subject property, which increases the reliability of the conclusions derived herein. The value adopted is within the adjusted and unadjusted ranges of the sales.

The final market value for the subject property as of December 3, 2008 is \$1,430,000. This is based on terms and conditions outlined in the underlying assumptions and limiting conditions, along with any others stated in the report. The market value is as of December 3, 2008 and is for the fee simple interest in the subject property.

APPRAISER QUALIFICATIONS -- Brown

**QUALIFICATIONS OF
LANCE R. BROWN, MAI**

EDUCATION:

Master's of Business Administration, University of Cincinnati
December 1998; Major: Marketing and Real Estate

Bachelor's of Science, University of Cincinnati
December 1992; Major: Real Estate

Adjunct Professor, Real Estate Appraisal—University of Cincinnati

Various courses and exams of professional appraisal organizations

**PROFESSIONAL
EXPERIENCE:**

12/98 to Present—Executive Vice President, Beck Consulting, Inc.

5/95 to 12/98—Appraiser, Willingham Associates, Inc.

12/94 to 5/95 – Staff appraiser for the Appraisal Company of America.

1/89 to 12/94 – Appraiser, American Research and Appraisal Center.

2/86 to 1/89 – Self employed appraiser and research consultant, providing services to independent appraisal companies in Cincinnati.

SPECIALIZATIONS:

Prepare appraisals of all types of real property for mortgage purposes.

Complete detailed condemnation/eminent domain appraisals including partial acquisitions and severance damage, for ODOT, Army Corps, and local public authorities.

Provide appraisals for real property, tax cases, including testimony for ad valorem tax purposes for government and private clients.

Prepare appraisals for contested real property, including court testimony.

Provide appraisals and analysis of proposed commercial, industrial, and residential developments for mortgage lending.

List and facilitate the sale and lease of residential and commercial property.

**LICENSES AND
CERTIFICATIONS:**

Ohio State certified general appraiser: Certificate No. 409301 issued
October 21, 1994.

Kentucky State certified general appraiser: License No. 002243 issued
March 26, 1999.

Ohio Department of Transportation Pre-qualified Appraiser Code Number
081114 issued December 4, 1995.

Ohio Department of Transportation Pre-qualified Appraisal Reviewer
issued November 8, 2000.

Licensed real estate sales agent certificate number 332617 issued
November 14, 1986.

**BUSINESS &
PROFESSIONAL
AFFILIATIONS:**

MAI designated member of the Appraisal Institute

GAA member of the Real Estate Appraisal Section of the National
Association of Realtors

SR/WA Candidate Member of International Right of Way Association

Member of the National Association of Realtors

Member of the Greater Cincinnati Association of Realtors

APPRAISER QUALIFICATIONS – York

**QUALIFICATIONS OF
JOHN S. YORK**

EDUCATION:

Master's of Science in Business, University of Wisconsin
December 1984; Major: Real Estate Appraisal and Investment Analysis

Bachelor's of Science in Business Administration, University of Tennessee
June 1983; Major: Finance – Concentration in Real Estate & Urban Development

Various courses and exams of professional appraisal organizations

**PROFESSIONAL
EXPERIENCE:**

7/06 to Present—Executive Vice President, Beck Consulting, Inc.

4/86 to Present—President, York Valuation

12/84 to 4/86—Senior Appraiser, Arthur D. Little Valuation

SPECIALIZATIONS:

Prepare appraisals of all types of real property for mortgage purposes.

Complete detailed condemnation/eminent domain appraisals including partial acquisitions and damage for Army Corps of Engineers, Hamilton County Engineer, and City of Cincinnati Real Estate Services.

Provide appraisals for real property, tax cases, including testimony for ad valorem tax purposes for government and private clients.

Provide appraisals and analysis of existing and proposed commercial, industrial, and residential developments for mortgage lending.

**LICENSES AND
CERTIFICATIONS:**

Ohio State Certified General Appraiser, Certificate No. 379339

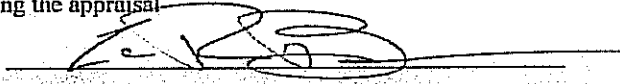
Kentucky State Certified General Appraiser, License No. 001384

Ohio Department of Transportation Pre-Qualified Right-of-Way Appraiser

Member Wisconsin Real Estate Alumni Association

Licensed Real Estate Sales Associate, Ohio Certificate No. 357972

APPRAISER DISCLOSURE STATEMENT – Brown

APPRAISER DISCLOSURE STATEMENT	
In compliance with Ohio Revised Code Section 4763.12 (C)	
1. Name of Appraiser	<u>Lance Brown</u>
2. Class of Certification/Licensure:	
	<input checked="" type="checkbox"/> Certified General
	<input type="checkbox"/> Licensed Residential
	<input type="checkbox"/> Temporary <input type="checkbox"/> General <input type="checkbox"/> Licensed
Certification/Licensure Number:	<u>409301</u>
3. Scope: This report	
	<input checked="" type="checkbox"/> is within the scope of my Certification or License.
	<input type="checkbox"/> is not within the scope of my Certification or License.
4. Service Provided By:	
	<input checked="" type="checkbox"/> Disinterested & Unbiased Third Party
	<input type="checkbox"/> Interested & Biased Third Party
	<input type="checkbox"/> Interested Third Party on Contingent Fee Basis
5. Signature of person preparing and reporting the appraisal	
	
This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.	

State of Ohio
Department of Commerce
Division of Real Estate
Appraisal Section
Cleveland (216) 787-3100

APPRAISER DISCLOSURE STATEMENT – York

APPRAISER DISCLOSURE STATEMENT	
In compliance with Ohio Revised Code Section 4763.12 (C)	
1. Name of Appraiser	<u>John S. York</u>
2. Class of Certification/Licensure:	<input checked="" type="checkbox"/> Certified General <input type="checkbox"/> Licensed Residential <input type="checkbox"/> Temporary <input type="checkbox"/> General <input type="checkbox"/> Licensed
Certification/Licensure Number:	<u>379339</u>
3. Scope: This report	<input checked="" type="checkbox"/> is within the scope of my Certification or License. <input type="checkbox"/> is not within the scope of my Certification or License.
4. Service Provided By:	<input checked="" type="checkbox"/> Disinterested & Unbiased Third Party <input type="checkbox"/> Interested & Biased Third Party <input type="checkbox"/> Interested Third Party on Contingent Fee Basis
5. Signature of person preparing and reporting the appraisal	<u>John S. York</u>
This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.	

State of Ohio
 Department of Commerce
 Division of Real Estate
 Appraisal Section
 Cleveland (216) 787-3100

Purchase Agreement – Layne Property

December 29, 2008

This Purchase Agreement is entered into by and between Guy Layne and Ina Layne whose address is 9699 TREETOP LN 45247 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District with a mailing address of 10245 Winton Road, Cincinnati, Oh. 45231 or its assigns ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property for expansion of Oak Glen Nature Preserve; and

WHEREAS, SELLER owns real property which is in the vicinity of said park;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **CONTRACT TO PURCHASE:** For and in consideration of the sum of \$2,500 payable by BUYER to SELLER at the time of execution of this Purchase Agreement ("EARNEST MONEY"), the receipt of which is hereby acknowledged, SELLER hereby grants to BUYER the exclusive right to purchase in fee simple and BUYER agrees to purchase the real estate described below.
2. **PROPERTY DESCRIPTION:** The real estate consisting of approximately 1.788 Acres identified in Hamilton County Auditor's Map Plat Book 510-0410-0078 as shown on Attachment 1 map) representing the: ("REAL ESTATE").
3. **PRICE AND TERMS:** The agreed upon price for this REAL ESTATE shall be \$15,198 or \$8,500/Acre if BUYER determines to use a survey, in which case the survey acreage will be used to calculate the purchase price. ("PURCHASE PRICE").
4. **EARNEST MONEY:** All of the EARNEST MONEY (\$2,500) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of written notice from BUYER.
 - B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only consequence placed upon BUYER if BUYER breaches this Agreement.
 - C. As a condition of this contract, the BUYER intends to submit an application for matching grant money for this purchase from the Clean Ohio Conservation Program Fund administered by the Ohio Public Works Commission (the "OPWC") in the amount of 59-75% of the purchase price. The grant submission deadline is January 9, 2009 under Round 5 funding. The BUYER anticipates receiving notice by the end of February, 2009 of the award of the funding, at which time BUYER will notify Seller in writing of the grant status. If the BUYER is granted the Round 5 funding, the earnest money amount of

\$2,500.00 shall be applied to the Purchase price. If BUYER is not successful in obtaining funding the earnest money amount of \$2,500.00 shall be returned.

5. **SURVEY COSTS:** BUYER may elect to have the property surveyed in which case, BUYER will bear the cost of the survey and will provide SELLER with copies of all survey materials. SELLER will grant permission to BUYERS surveyor for this work. If the property is surveyed, the survey acreage will be used for the Purchase Price calculations.
6. **INSPECTIONS:** SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. BUYER will exercise caution with any inspections.
7. **PROPERTY CLEANUP:** BUYER assumes all responsibilities for demolition and cleanup of the property.
8. **RESTRICTIVE COVENANT** in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language "*Layne Woods of Oak Glen - Buyer agrees to perpetually keep this property in greenspace for the protection of hillside and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Buyer or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project.*". If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed.
9. **PERSONAL PROPERTY:** The following personal property shall be included in the sale: None
10. **SELLER'S CERTIFICATION:** SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as residential in the rear; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the structural damage/condemnation (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None ; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such

terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.

11. CONVEYANCE AND CLOSING: If the OPWC Round 5 is granted, the closing will be held on June 30, 2009 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange.
12. OCCUPANCY: Occupancy will be at the closing with any materials left on-site as of the date of closing forfeited.
13. SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
14. PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
15. EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, _____, December __, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
16. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 12 day of 30, 2008, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

SELLER: _____
Guy Layne 9699 TREETOP LN 45247

SELLER: Ina Layne
Ina Layne 9699 TREETOP LN 45247

ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this 12 day of 29, 2008 year 2:30 time.

BUYER: Jack Sutton
Jack Sutton, Director

ADDRESS OF BUYER: Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

APPRAISAL OF REAL PROPERTY

Guy & Ina Layne Property

Single-Family Residence with Excess Land
9699 Treetop Lane
Cincinnati, Hamilton County, Ohio 45247

PREPARED FOR:

Mr. Rick Johnson
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231
Purchase Order No.: P010846

EFFECTIVE DATE OF THE APPRAISAL:

December 15, 2008

REPORT FORMAT:

Summary

INTEGRA REALTY RESOURCES - CINCINNATI/DAYTON

File Number: 108-2008-1149



INTEGRA Realty Resources

LOCAL EXPERTISE...NATIONALLY



December 19, 2008

Mr. Rick Johnson
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231

SUBJECT: Market Value Appraisal
Guy & Ina Layne Property
Single-Family Residence with Excess Land
9699 Treetop Lane
Cincinnati, Hamilton County, Ohio 45247
Integra Cincinnati/Dayton File No. 108-2008-1149

Dear Mr. Johnson:

Integra Realty Resources – Cincinnati/Dayton is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the as is market value of the fee simple interest of the single-family residence on an allocated 3 acres of land. At the clients request, we also estimate the as is market value of the fee simple interest of the remaining 34.44 acres of unimproved excess land. The client for the assignment is Hamilton County Park District, and the intended use is for negotiation for possible future property acquisition purposes.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the appraisal guidelines of Hamilton County Park District. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignments results, we use the summary report option of Standards Rule 2-2 of USPAP. Accordingly, this report contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

IRR

The subject is an existing ranch style single-family residence containing 2,228 square feet of gross building area. The building was originally constructed in 1953 and is owner-occupied as of the effective appraisal date. The total site area is 37.44 acres of rolling topography and is heavily wooded.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value - Residence on 3 Acres	Fee Simple	December 15, 2008	\$190,000
Market Value of 34.44 Acres of Excess Land	Fee Simple	December 15, 2008	\$290,000

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions and hypothetical conditions that may affect the assignment results.

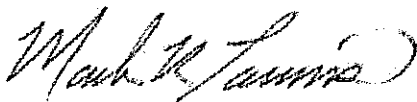
For purposes of the as is valuation, we assume:

We consider 3 acres of land for the value of the single-family residence on the property. The 3 acres is similar to sales and listings of competing properties in the area. For our analysis this amount is split from the total 37.44 acres of the total land area and estimate a separate value for the remaining 34.44 acres of excess land.

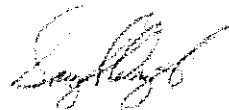
If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - CINCINNATI/DAYTON



Mark R. Taennis
Certified General Real Estate Appraiser
Ohio Certificate #407651



Gary S. Wright, MAI, FRICS
Certified General Real Estate Appraiser
Ohio Certificate #380580
Reviewed, did not inspect

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Name	Guy & Ina Layne Property	
Address	9699 Treetop Lane Cincinnati, Ohio 45247	
Property Type	Industrial	
Owner of Record	Guy L. & Ina M. Layne, Tr	
Tax ID	510-0420-0027, 510-0420-0074, 510-0420-0078, and 510-0420-0109	
Land Area - Total	37.44 acres; 1,630,974 SF	
Gross Building Area	2,228 SF	
Percent Occupied	100% (Owner-Occupied)	
Year Built	1953	
Zoning Designation	R-2, Estate Residential	
Highest and Best Use		
As if Vacant	Single-family	
As Improved	Continued residential use.	
Exposure Time; Marketing Period	6 - 9 months; 6 - 9 months	
Effective Date of the Appraisal	December 15, 2008	
Property Interest Appraised	Fee Simple	
Market Value Indications		
Cost Approach	Not Used	
Sales Comparison Approach - Residence On 3 Acres	\$190,000	(\$85.28/SF)
Sales Comparison Approach - 34.44 Acres of Excess Land	\$290,000	(\$8,500/Acre)
Income Capitalization Approach	Not Used	

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions and hypothetical conditions that may affect the assignment results.

For purposes of the as is valuation, we assume:

We consider 3 acres of land for the value of the single-family residence on the property. The 3 acres is similar to sales and listings of competing properties in the area. For our analysis this amount is split from the total 37.44 acres of the total land area and estimate a separate value for the remaining 34.44 acres of excess land.

GENERAL INFORMATION

IDENTIFICATION OF SUBJECT

The subject is an existing ranch style single-family residence containing 2,228 square feet of gross building area. The building was originally constructed in 1953 and is owner-occupied as of the effective appraisal date. The total site area is 37.44 acres of rolling topography and is heavily wooded.

PROPERTY IDENTIFICATION	
Property Name	Guy & Ina Layne Property
Address	9699 Treetop Lane Cincinnati, Ohio 45247
Tax ID	510-0420-0027, 510-0420-0074, 510-0420-0078, and 510-0420-0109
Legal Description	R1-T1-S3 SW
Census Tract Number	39061-0205.01-1

CURRENT OWNERSHIP AND SALES HISTORY

The owner of record is Guy L. & Ina M. Layne, Tr. The property has been in the same ownership name since July 1, 1985 recorded in Auditor's records #787040.

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years, and as of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

PURPOSE, PROPERTY RIGHTS AND EFFECTIVE DATE

The purpose of the appraisal is to develop an opinion of the as is market value of the fee simple interest of the single-family residence on an allocated 3 acres of land. At the clients request, we also estimate the as is market value of the fee simple interest of the remaining 34.44 acres of unimproved excess land.

DEFINITION OF MARKET VALUE

Market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;

- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." (Source: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

DEFINITION OF PROPERTY RIGHTS APPRAISED

Fee simple estate is defined as an: "Absolute ownership interest unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (Source: *The Dictionary of Real Estate Appraisal, Fourth Edition, 2002.*)

CLIENT, INTENDED USER AND INTENDED USE

The client and intended user is Hamilton County Park District. The intended use is for negotiation for future property acquisition purposes. The appraisal is not intended for any other use or user.

APPLICABLE REQUIREMENTS

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute
- Appraisal requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), revised June 7, 1994.
- Appraisal guidelines of Hamilton County Park District.

SCOPE OF WORK

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

VALUATION METHODOLOGY

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

APPROACHES TO VALUE		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not applicable	Not Utilized

The **sales comparison approach** is the most reliable valuation method for the subject due to the following:

- There is an active market for properties similar to the subject, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.
- This approach is typically most relevant for owner-user properties.

The **income approach** is not applicable to the subject because:

- This approach does not reflect the primary analysis undertaken by a typical owner-user.

The **cost approach** is not applicable to the subject considering the following:

- The age of the property makes estimates of accrued depreciation very subjective.
- This approach is not typically used by market participants, except for new properties.
- There is an active land market for the vacant land to be valued for the subject property.

RESEARCH AND ANALYSIS

Steps taken to gather, confirm, and analyze relevant data, are detailed in individual sections of the report.

PROPERTY INSPECTION

Mark R. Taennis conducted an exterior inspection of the single-family residence with only a limited view of the interior of the home at the request of the owner. The inspection was made on December 15, 2008. Gary S. Wright, MAI, FRICS is the review appraiser and did not physically inspect the property.

REPORT FORMAT

The report has been prepared under the summary report option of Standards Rule 2-2(b) of USPAP. As such, it contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

PROPERTY ANALYSIS

LAND DESCRIPTION AND ANALYSIS

LAND DESCRIPTION		
Land Area - Acres	37.44	
Land Area - Square Feet	1,630,974	
Source of Land Area	Hamilton County Records	
Primary Street Frontage	Treetop Lane - Approximately 20 feet. Treetop Lane is not a dedicated street.	
Shape	Irregular	
Corner	No	
Rail Access	No	
Topography	Rolling	
Drainage	No problems reported or observed.	
Environmental Hazards	None reported or observed.	
Ground Stability	No problems reported or observed.	
Flood Area Panel Number	39061C0155D	
Date	May 17, 2004	
Zone	X	
Description	Outside of 500-year floodplain	
Insurance Required?	No	
ZONING; OTHER REGULATIONS		
Zoning Jurisdiction	Colerain Township	
Zoning Designation	R-2	
Description	Estate Residential	
Legally Conforming?	Yes	
Zoning Change Likely?	No	
Permitted Uses	Agricultural uses, single-family dwellings, conservation areas and parks.	
Minimum Lot Area	20,000 sf	
Minimum Street Frontage (Feet)	110 ft	
Minimum Lot Width (Feet)	No minimum.	
Minimum Lot Depth (Feet)	No minimum.	
Minimum Setbacks (Feet)	Front: 50 ft, Side: 15 ft, Rear: 35 ft	
Maximum Building Height	3 stories	
Maximum Site Coverage	Varies with use.	
Parking Requirement	2 spaces	
Other Land Use Regulations	No other land use regulations to consider.	
UTILITIES		
Service	Provider	Adequacy
Water	Cistern	Adequate
Sewer	Septic System	Adequate
Electricity	Duke Energy	Adequate
Natural Gas	None	N/A
Local Phone	Cincinnati Bell/Time Warner	Adequate

NOTE: Treetop Lane is not a dedicated street and it is the responsibility of the home owners on the street through an HOA fee to maintain the street.

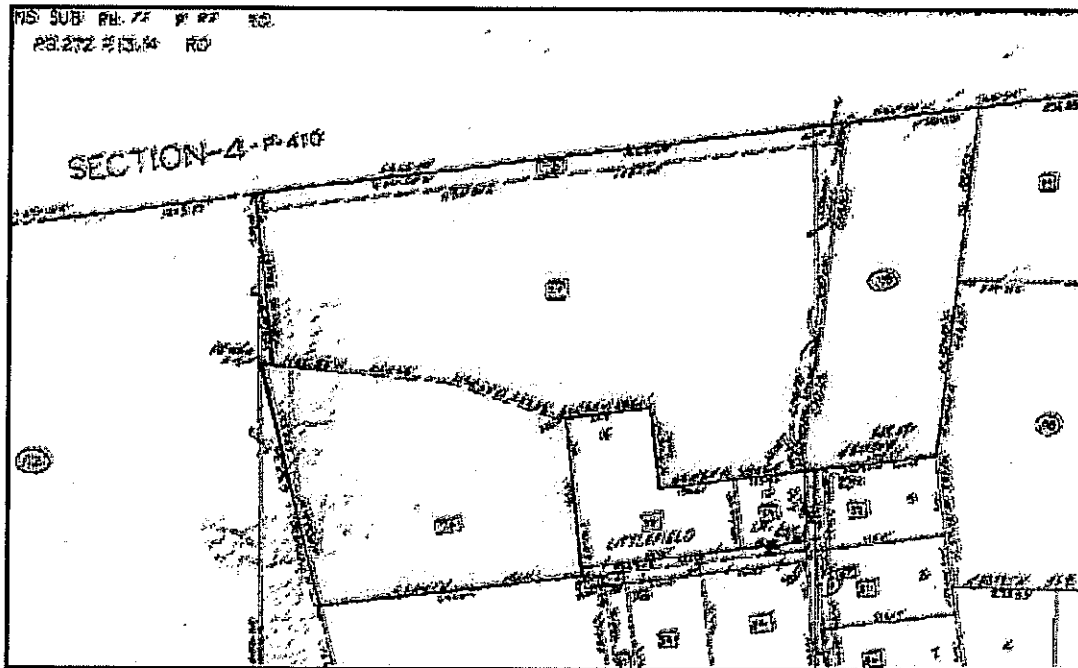
EASEMENTS, ENCROACHMENTS AND RESTRICTIONS:

We were not provided a current title report to review. We are not aware of any easements, encumbrances, or restrictions that would adversely affect value. Our valuation assumes no adverse easements, encroachments or restrictions and that the subject has a clear and marketable title.

CONCLUSION OF LAND ANALYSIS

Overall, the physical characteristics of the site, along with private and public utilities result in functional utility suitable for uses permitted by zoning. There are no other particular restrictions on development noted in the analysis.

PLAT LOCATION MAP



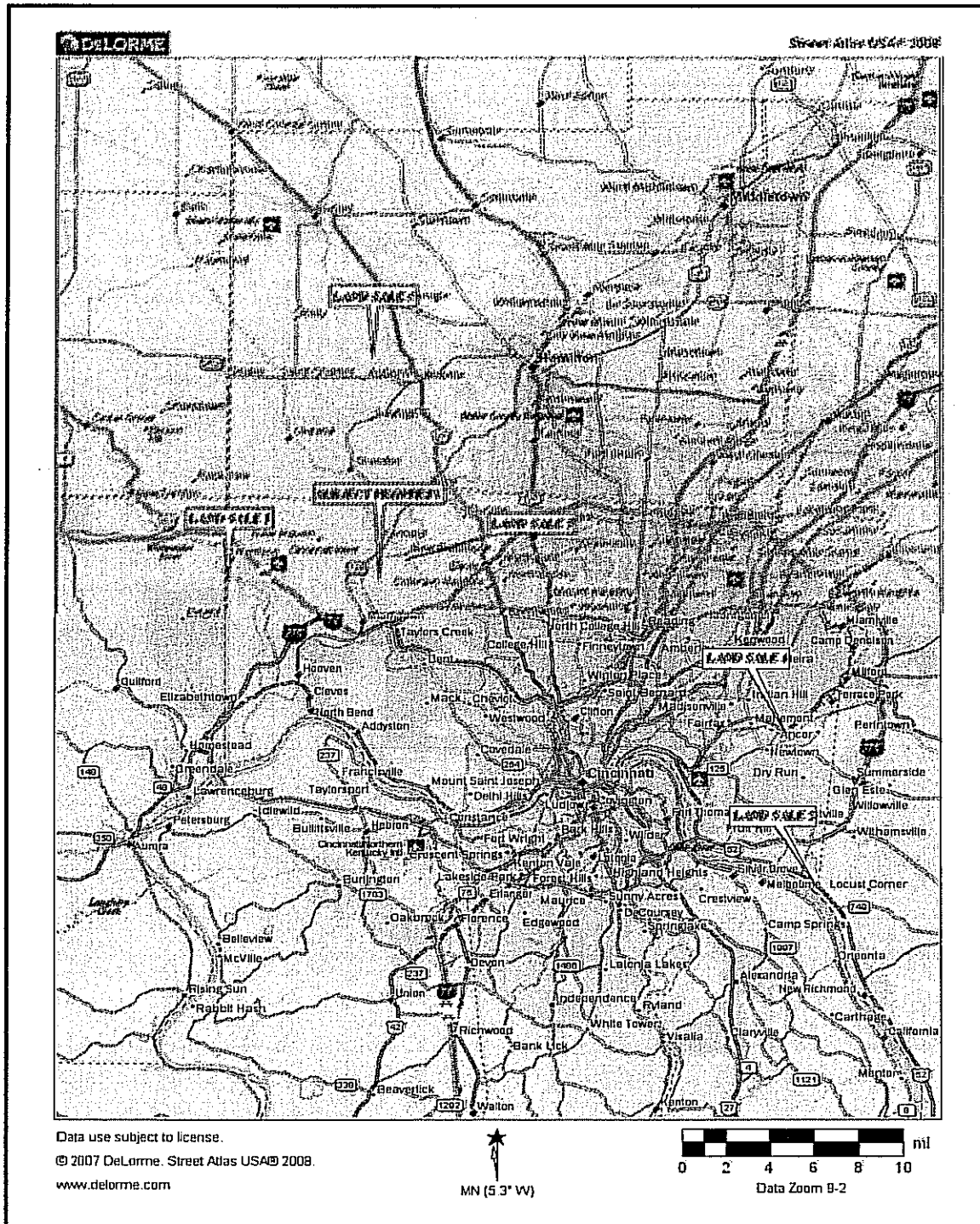
LAND VALUATION – EXCESS LAND

To develop an opinion of the subject's 34.44 acres of excess land as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. Our search for comparable sales focused on transactions most relevant to the subject in terms of location, size, highest and best use, and transaction date. The most relevant sales are summarized in the following table.

SUMMARY OF COMPARABLE LAND SALES

No.	Name/Address	Sale Date	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	Vacant Land 8840 Lawrenceburg Rd. Harrison Hamilton County Comments:	Oct-06	\$706,350	5,128,319 117.73	No Zoning	\$0.14	\$6,000
			Large irregularly shaped land area with gently rolling topography. Property sold for \$706,350 and an additional \$574,603 was needed for environmental clean-up. No water and sewer. Electric available. Entire property located in the flood plain.				
2	Vacant Land Kellogg Ave. Cincinnati Hamilton County Comments:	Dec-07	\$275,000	1,081,595 24.83	Residential	\$0.25	\$11,075
			Large land area purchased by the Hamilton County Park District for recreation use. Irregular shape. Property is located in Hamilton and Clermont counties. Water and sewer in area. Electric available. Mostly level partially wooded.				
3	Vacant Land Pars 11 E. Miami River Rd. Colerain Twp Hamilton County Comments:	Feb-04	\$200,000	1,078,546 24.76	R-2	\$0.19	\$8,078
			Large agricultural land area, irregular shape with rolling topography and mostly cleared for agricultural use. Entire property is in the flood plain. Public water and electric available. Only transfer in past 3 years.				
4	Vacant Land 3910 Round Bottom Rd. Newtown Hamilton County Comments:	Mar-06	\$1,053,000	4,254,505 97.67	ORP	\$0.25	\$10,781
			Large land area, irregular shape located in flood plain. This area along Round Bottom Road is industrial. Land was purchased for aggregate extraction and additional future uses. All public utilities are at the site.				
5	Vacant Land 4262 Reily Millville Rd. Millville Butler County Comments:	Mar-08	\$405,000	2,178,000 50.00	Agricultural	\$0.19	\$8,100
			Large agriculture land sale with 100+ year old farm house, older barn and large shed. The improvements are old and have minimal contributory value. Mostly level topography. Partially in flood plain. Public water and electric to site, no sewer or gas.				

COMPARABLE LAND SALES MAP



ANALYSIS AND ADJUSTMENT OF SALES

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments we make to each sale.

LAND SALES ADJUSTMENT GRID						
Name	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Address	Guy & Ina Layne Property 9699 Treetop Lane	Vacant Land 8840 Lawrenceburg Rd.	Vacant Land Kellogg Ave.	Vacant Land Pars 11 E. Miami River Rd.	Vacant Land 3910 Round Bottom Rd.	Vacant Land 4262 Reily Millville Rd.
City	Cincinnati	Harrison	Cincinnati	Colerain Twp	Newtown	Millville
County	Hamilton	Hamilton	Hamilton	Hamilton	Hamilton	Butler
State	Ohio	OH	OH	OH	OH	OH
Sale Date		Oct-06	Dec-07	Feb-04	Mar-06	Mar-08
Sale Price		\$706,350	\$275,000	\$200,000	\$1,053,000	\$405,000
Acres	32.44	117.73	24.83	24.76	97.67	50.00
Price Per Acre		\$6,000	\$11,075	\$8,078	\$10,781	\$8,100
PROPERTY RIGHTS		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% ADJUSTMENT		0%	0%	0%	0%	0%
FINANCING TERMS		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% ADJUSTMENT		0%	0%	0%	0%	0%
CONDITIONS OF SALE						
% ADJUSTMENT		0%	0%	0%	0%	0%
MARKET CONDITIONS	12/15/2008	Oct-06	Dec-07	Feb-04	Mar-06	Mar-08
ANNUAL % ADJUSTMENT	0%	0%	0%	0%	0%	0%
CUMULATIVE ADJUSTED PRICE		\$6,000	\$11,075	\$8,078	\$10,781	\$8,100
LOCATION		Inferior	Similar	Similar	Superior	Similar
% ADJUSTMENT		15%	0%	0%	-25%	0%
ACCESS/EXPOSURE		Superior	Superior	Superior	Superior	Superior
% ADJUSTMENT		-5%	-5%	-5%	-5%	-5%
SIZE		Inferior	Superior	Superior	Inferior	Inferior
% ADJUSTMENT		25%	-5%	-5%	20%	15%
SHAPE AND TOPOGRAPHY		Superior	Superior	Similar	Similar	Similar
% ADJUSTMENT		-10%	-10%	0%	0%	0%
ZONING		Similar	Similar	Similar	Superior	Similar
% ADJUSTMENT		0%	0%	0%	-10%	0%
FLOOD ZONE		Inferior	Similar	Inferior	Inferior	Inferior
% ADJUSTMENT		10%	0%	10%	10%	10%
UTILITIES		Similar	Superior	Similar	Superior	Similar
% ADJUSTMENT		0%	-10%	0%	-10%	0%
Net \$ Adjustment		\$2,100	-\$3,323	\$0	-\$2,156	\$1,620
Net % Adjustment		35%	-30%	0%	-20%	20%
Final Adjusted Price		\$8,100	\$7,753	\$8,078	\$8,625	\$9,720
Overall Adjustment		35%	-30%	0%	-20%	20%
Range of Adjusted Prices		\$7,753 - \$9,720				
Average		\$8,455				
Indicated Value		\$8,500				

No market conditions adjustment is deemed necessary as there has been no measurable increase in land values over the past few years. There are various adjustments made for differences primarily for size, location and utilities. All of the sales are located on dedicated streets where the local authority is responsible for street maintenance. This is superior to the subject which is located on an undedicated street where the homeowners are responsible for street maintenance. This adjustment is made in the access/exposure category of the grid.

LAND VALUE CONCLUSION

At the request of the client a separate value is given for the allocated 34.44 acres of excess land. The unadjusted range in values is \$6,000 to \$11,075 per acre. We give greatest weight to Sales 2, 3 and 5 being closest in size with consideration for the subject's location on an undedicated street along with the lack of public sewer and water access and arrive at a land value conclusion as follows:

LAND VALUE CONCLUSION - EXCESS LAND	
Price Per Acre	\$8,500
34.44 Acres - Unimproved Land	34.44
Indicated Value	\$292,740
Rounded	\$290,000

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP), and also in conformity with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Mark R. Taennis made a personal inspection of the property that is the subject of this report. Gary S. Wright, MAI, FRICS has not personally inspected the subject.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. This appraisal is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

PROFESSIONAL QUALIFICATIONS MARK R. TAENNIS	
EXPERIENCE:	<p>A wide variety of appraisal experience as an employee of our Cincinnati office, INTEGRA REALTY RESOURCES – CINCINNATI/DAYTON. Actively engaged in commercial, residential and industrial real estate appraisal and consultation since 1984.</p> <p>Appraised, consulted and instructed for, but not limited to, Sundrex Institute in Blue Ash, OH; Southern State Community College in Wilmington, OH; Realty Appraisal and Management Company; Appraisal Company of America and Beck Consulting.</p>
PROFESSIONAL ACTIVITIES:	<p>Member: Former member of the American Society of Appraisers</p> <p>Previously held the A.S.A. Senior Residential Real Property Appraiser designation</p> <p>Past President of A.S.A. – Cincinnati/Dayton Chapter 60</p> <p>Certified:</p> <p>Ohio: General Real Estate Appraiser</p> <p>Kentucky: General Real Estate Appraiser</p>
EDUCATION:	<p>Served in the United States Air Force (1977-1981). Attended University of Cincinnati – Business and Accounting (1982). Successfully passed the following courses: SRA Course 101 – Florida State University, IFA Course: Principles of Residential Real Estate Appraising – Cincinnati, OH; SRA Institute Course RP 201: Real Property – Vienna Virginia; USPAP: Uniform Standards of Professional Appraisal Practice – Cincinnati, OH; Institute Course RP 202: Income Property; Georgetown University, Washington, DC; Institute Course: Small Hotel/Motel Valuation; Institute Course: Highest and Best Use, Sharonville, OH.</p> <p>Appraisal Instructor: Sundrex Institute, Blue Ash, OH (1986-1990);</p> <p>Appraisal Instructor: Southern State Community College, Wilmington, OH (1991).</p>

GARY S. WRIGHT, MAI, SRA, FRICS

Managing Director for Cincinnati and Dayton offices of **INTEGRA REALTY RESOURCES**
- CINCINNATI/DAYTON. Actively engaged in commercial, residential and industrial real
estate appraisal and consultation since 1972.

Appraised for Government Entities, Corporations and Attorneys, including, but not limited to: General Services Administration (GSA), Internal Revenue Service (IRS); Federal Aviation Administration (FAA), Resolution Trust Corporation (RTC), Department of Housing & Urban Development (HUD), Federal Deposit Insurance Corp. (FDIC), Federal Home Loan Mortgage Corp. (FreddieMac), Federal National Mortgage Association (FannieMae), Mortgage Guaranty Insurance Corp. (MGIC), Federal Home Loan Bank Board, City of Cincinnati, City of Blue Ash, Sycamore Township, CSX Resources, Inc., A.T.&T., Hertz-Penske, Cincinnati Milacron, General Motors, Ford Motor Co., Chrysler Realty Corp., Drackett Co., Archdiocese of Cincinnati, Firestone Tire & Rubber Co., Right of Way Department of the Kentucky Department of Transportation, Village of Glendale, Northern Kentucky Port Authority, L&N Railroad, Greater Cincinnati International Airport, Gulf Oil Corp., Shell Oil Co., Ashland Oil Co., Kroger Co., Procter & Gamble, Eastman Kodak, Western Electric, Dow Chemical, DuPont, Coca Cola Co., Armco, Aluminum Co. of America, Kraft, Meijer Inc., USF & G Insurance Co., Mass Mutual Insurance, Phoenix Mutual Life Insurance Co., State Farm Insurance, Union Oil of California, Graydon, Head and Ritchey, Keating, Muething & Klekamp, Trammell Crow, Ohio State Teachers Retirement Fund, The Health Alliance, Fidelity Real Estate Group and International Paper Co..

**PROFESSIONAL
ACTIVITIES:**

Member: Currently hold the following designations:

Appraisal Institute – MAI, SRA
Appraisal Institute – SRA
The Royal Institution of Chartered Surveyors – FRICS
Currently serving on the national Board of Directors for the Appraisal Institute.

Licensed: National Association of Realtors
Member of the Cincinnati/Dayton Board of Realtors

Ohio: Certified General Appraiser - 380580
Kentucky: General Real Property Appraiser - 233
Indiana: Certified General Appraiser – CG40300072

Real Estate Broker (Ohio 300866)
(Kentucky 18464)

Bachelor of Business Administration, University of Cincinnati, 1972
 Successfully completed numerous real estate and valuation courses and seminars sponsored by the Appraisal Institute, accredited universities and others.
 Have lectured to groups on various real estate topics.

Qualified as an expert witness in the Courts of Common Pleas in Hamilton and Clermont Counties, OH; Board of Tax Appeals in Ohio and Boards of Revision in Hamilton, Butler and Warren Counties, OH.

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Appraised for financial institutions, pension funds, conduits, REITs, including: Bear Stearns, Goldman Sachs, GE Capital, State Teachers Retirement System of Ohio, Fremont Investments & Loan, PNC Bank, Urdang & Associates Real Estate, Legg Mason, Fifth/Third Bank, Firststar Bank, National City Bank, Chase Bank, Key Bank, Huntington Bank, Republic Bank, Bank of America, Yasuda National Bank, Heller Financial and the Cincinnati Development Fund.

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INTEGRA REALTY RESOURCES, INC.

CORPORATE PROFILE

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in the United States with 56 independently owned and operated offices in 33 states. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and each is headed by a Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Managing Directors follows:

ATLANTA, GA - J. Carl Schultz, Jr., MAI, SRA, CRE	MINNEAPOLIS, MN - Michael F. Amundson, MAI, CCIM
ATLANTIC COAST, NJ - Anthony S. Graziano, MAI, CRE	MORGANTOWN, WV - Thomas A. Motta, MAI
AUSTIN, TX - Randy A. Williams, MAI, SR/WA	NAPLES, FL - Thomas Tippet, MAI,
BALTIMORE, MD - G. Edward Kerr, MAI	NASHVILLE, TN - R. Paul Perutelli, MAI, SRA
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM	NEW YORK, NY - Raymond T. Cirz, MAI, CRE
BOSTON, MA - David L. Cary, MAI, SRA, CRE	NORTHERN NJ - Barry J. Krauser, MAI, CRE, FRICS
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE	ORANGE COUNTY, CA - Larry D. Webb, MAI
CHICAGO, IL - Gary K. DeClark, MAI, CRE, FRICS	ORLANDO, FL - Charles J. Lentz, MAI
CHICAGO, IL - Jeffrey G. Pelegrin, MAI	PHILADELPHIA, PA - Joseph D. Pasquarella, MAI, CRE
CINCINNATI, OH - Gary S. Wright, MAI, SRA	PHOENIX, AZ - Walter Winus, Jr., MAI, CRE
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM	PITTSBURGH, PA - Paul D. Griffith, MAI
COLUMBUS, OH - Bruce A. Daubner, MAI	PORTLAND, OR - Brian A. Glanville, MAI, CRE
DALLAS, TX - Mark R. Lamb, MAI, CPA	PROVIDENCE, RI - Gerard H. McDonough, MAI
DAYTON, OH - Gary S. Wright, MAI, SRA	RICHMOND, VA - Robert E. Coles, MAI, CRE
DENVER, CO - Brad A. Weiman, MAI	SACRAMENTO, CA - Scott Beebe, MAI
DETROIT, MI - Anthony Sanna, MAI, CRE	SALT LAKE CITY, UT - Darrin Liddell, MAI, CCIM
FORT WORTH, TX - Donald J. Sherwood, MAI	SAN ANTONIO, TX - Martyn C. Glen, MAI, CRE, FRICS
GREENVILLE, SC - A. Keith Batson, MAI	SAN DIEGO, CA - Jeffrey Greenwald, MAI
HARTFORD, CT - Mark F. Bates, MAI, CRE	SAN FRANCISCO, CA - Jan Kleczewski, MAI
HOUSTON, TX - David R. Dominy, MAI	SARASOTA, FL - Julian Stokes, MAI, CRE, CCIM
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM	SAVANNAH, GA - J. Carl Schultz, Jr., MAI, SRA, CRE
KANSAS CITY, MO/KS - Kenneth Jagers, MAI	SEATTLE, WA - Allen N. Safer, MAI
LAS VEGAS, NV - Shelli L. Lowe, MAI	SYRACUSE, NY - William J. Kimball, MAI
LOS ANGELES, CA - John G. Ellis, MAI, CRE	TAMPA, FL - Bradford L. Johnson, MAI
LOUISVILLE, KY - George M. Chapman, MAI, SRA, CRE	TULSA, OK - Robert E. Gray, MAI
MEMPHIS, TN - J. Walter Allen, MAI	WASHINGTON, DC - Patrick C. Kerr, MAI, SRA
MIAMI, FL - Michael Y. Cannon, MAI, SRA, CRE	WILMINGTON, DE - Douglas Nickel, MAI
MILWAUKEE, WI - Sean Reilly, MAI	IRR de Mexico - Oscar J. Franck

Corporate Office

1133 Avenue of the Americas, 27th Floor, New York, New York 10036
Telephone: (212) 255-7858; Fax: (646) 424-1869; E-mail Integra@irr.com
Website: www.irr.com

**Consultation with Legislative Authorities
Per PRC 164.23**



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	December 4, 2008	FAX NO.	(513) 385-7500
TO:	Colerain Township	PAGES:	4
ATTN:	Mr. David Foglesong		(including this cover sheet)
FROM:	Sally Bauer, Park Planner		

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 245-7459**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Colerain Township regarding the following project:

- Properties located in the 8800 block of East Miami River Road – see attached location map
- Properties are being purchased to enlarge the existing Oak Glen Nature Preserve and will create a connective corridor between the Nature Preserve and Dravo Park.
- See attached map for location of properties.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 245-7459.



Colerain Township

Trustees
BERNARD A. FIEDELDEY JR.
JEFFREY F. RITTER
JOSEPH R. WOLTERMAN
Fiscal Officer
HEATHER E. HARLOW
Administrator
DAVID L. FOGLESONG

ADMINISTRATION

4200 Springdale Road • Colerain Township, Ohio 45251-1419
(513) 385-7500 • FAX (513) 245-6503 • www.coleraintwp.org

December 31, 2008

Mr. Jack Sutton
Park Director
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231

Dear Mr. Sutton,

Colerain Township is excited and pleased to have received the information that the Hamilton County Park District is considering the purchase of additional park property within Colerain Township.

It is our understanding that the Hamilton County Park District is applying for Clean Ohio Monies to go towards the purchase of properties located in the 8800 block of East Miami River Road. This property is located across the street for one of our Township parks and if purchased will be an enhancement for the area in terms of expansion of park property and preservation of greenspace.

Colerain Township is supportive of this purchase and is in the hopes that the State of Ohio Clean Ohio Monies will be made available for this worthwhile project. The residents of Colerain Township and Hamilton County will benefit from the additional park land in this area of the Township.

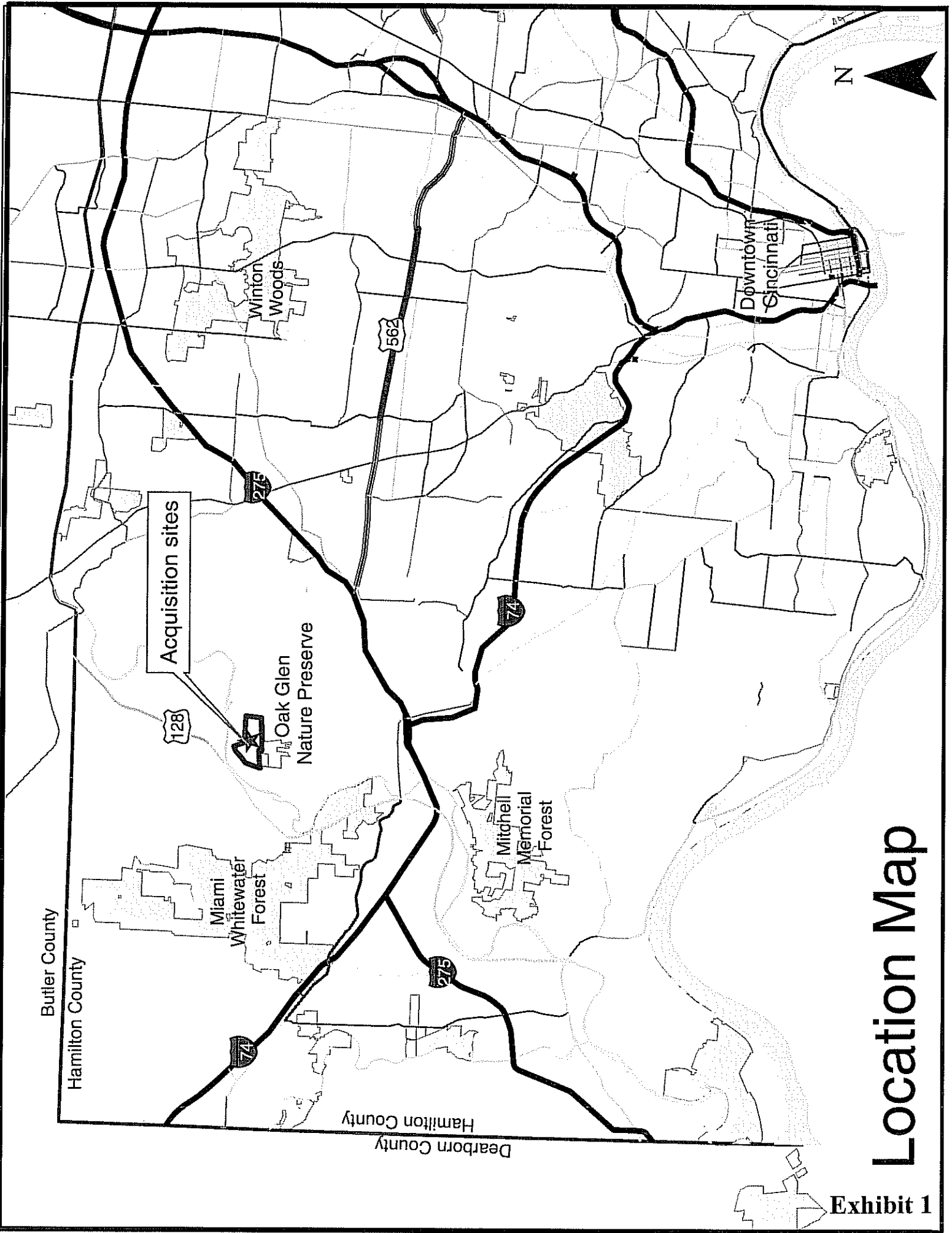
Good luck on your application and please do not hesitate contacting our offices if you need additional information or support.

Sincerely,
BOARD OF TRUSTEES

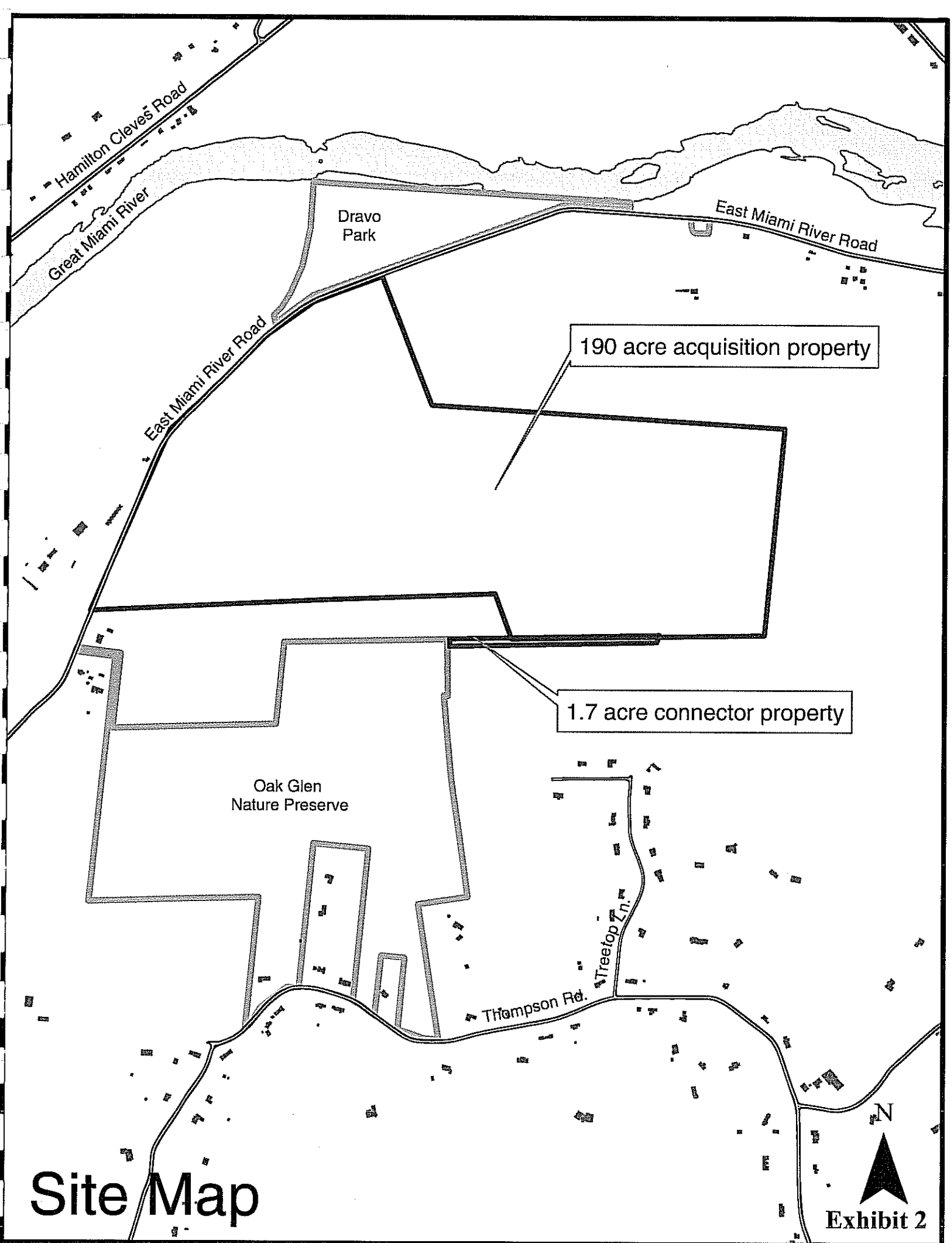
David L. Foglesong
Township Administrator

c. Board of Trustees
Kevin Schwartzhoff, Parks & Services Director

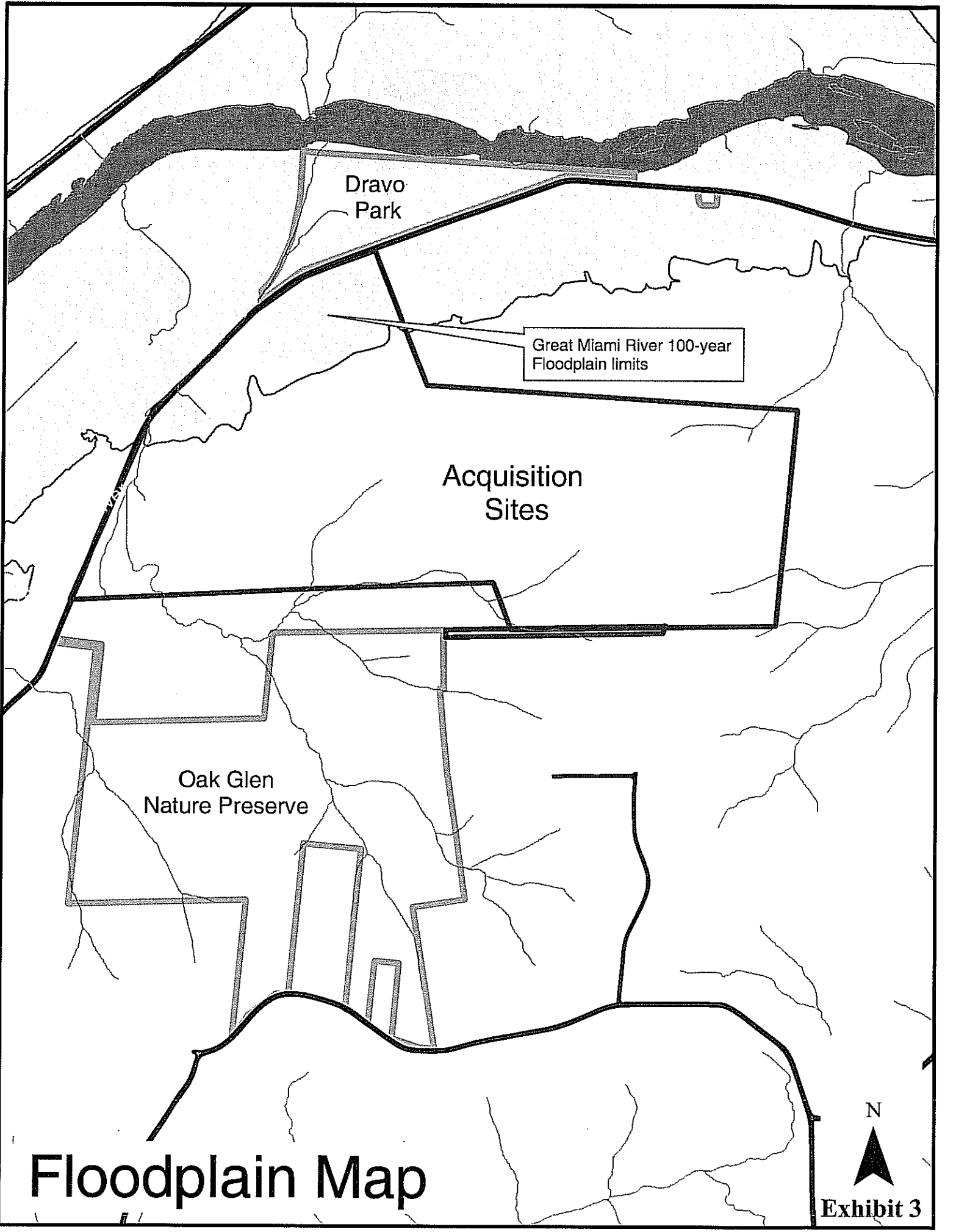
Exhibit



Location Map



Site Map



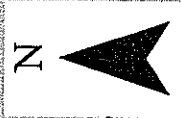
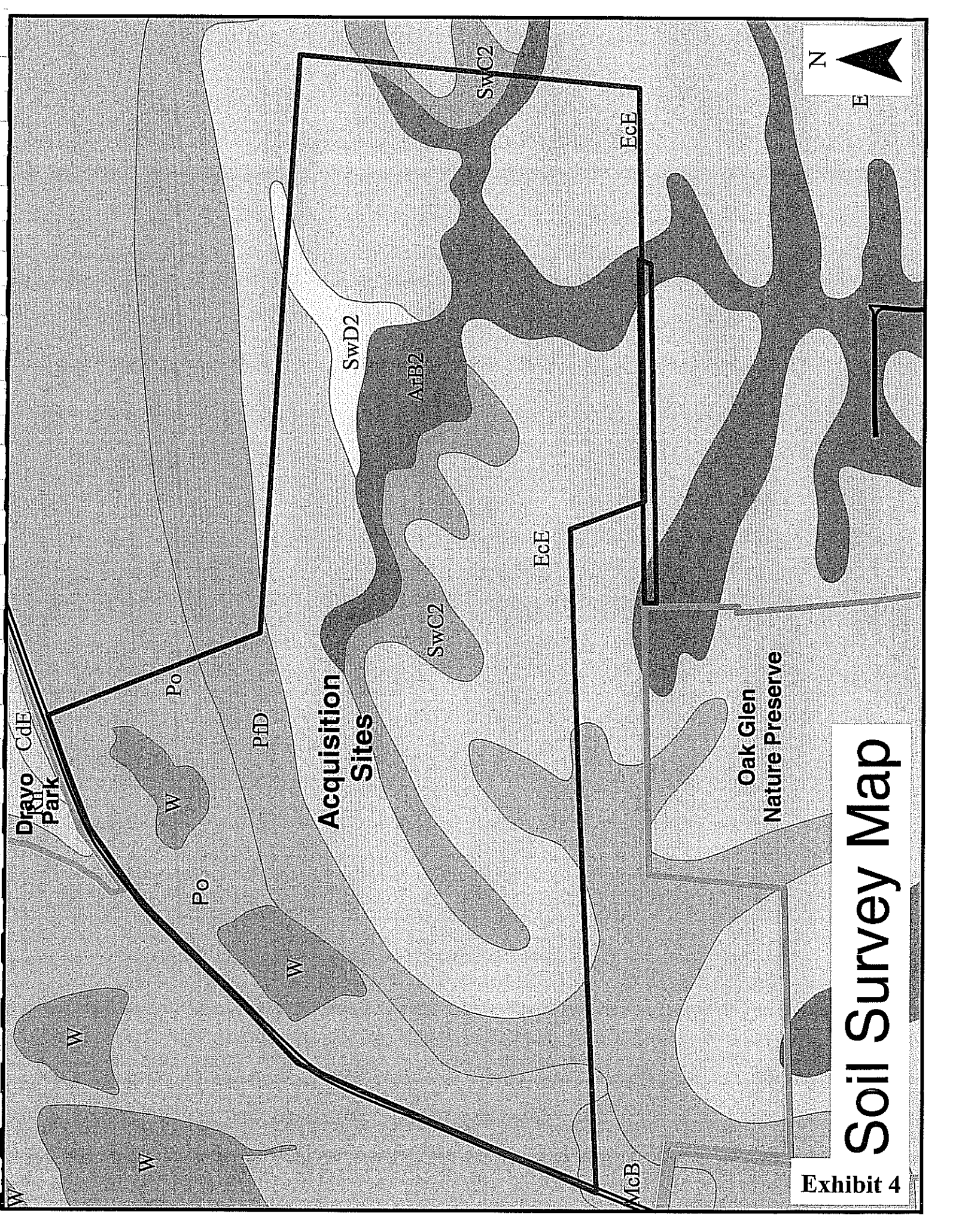
Dravo
Park

Great Miami River 100-year
Floodplain limits

Acquisition
Sites

Oak Glen
Nature Preserve

Floodplain Map



Soil Survey Map

Exhibit 4

Dravo Park

Oak Glen
Nature Preserve

Acquisition
Sites

W

W

W

Po

W

Po

Pd

W

SwD2

AFB2

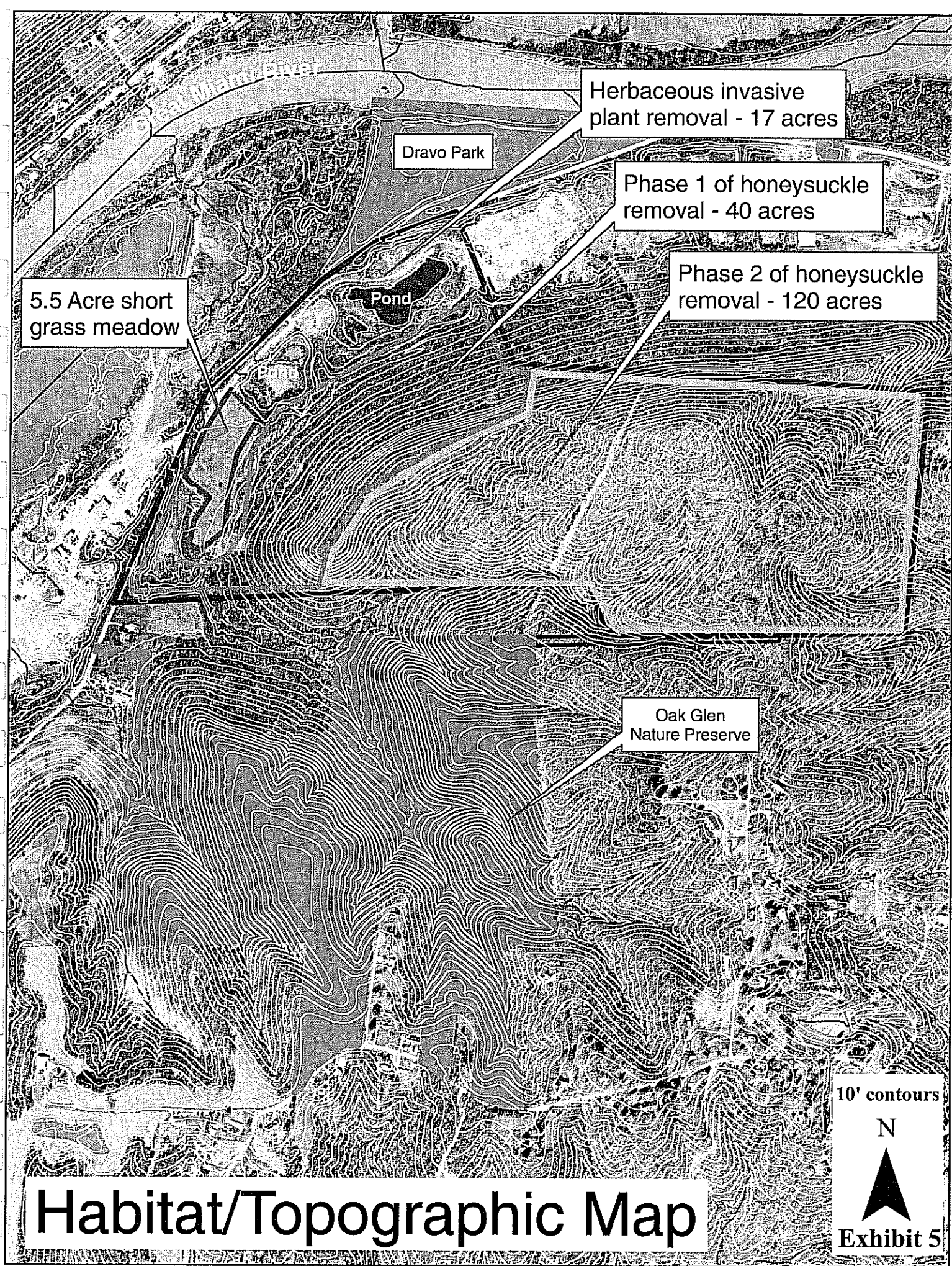
SwC2

EcE

McB

EcE

SwC2



Great Miami River

Dravo Park

Herbaceous invasive
plant removal - 17 acres

Phase 1 of honeysuckle
removal - 40 acres

Phase 2 of honeysuckle
removal - 120 acres

5.5 Acre short
grass meadow

Pond

Pond

Oak Glen
Nature Preserve

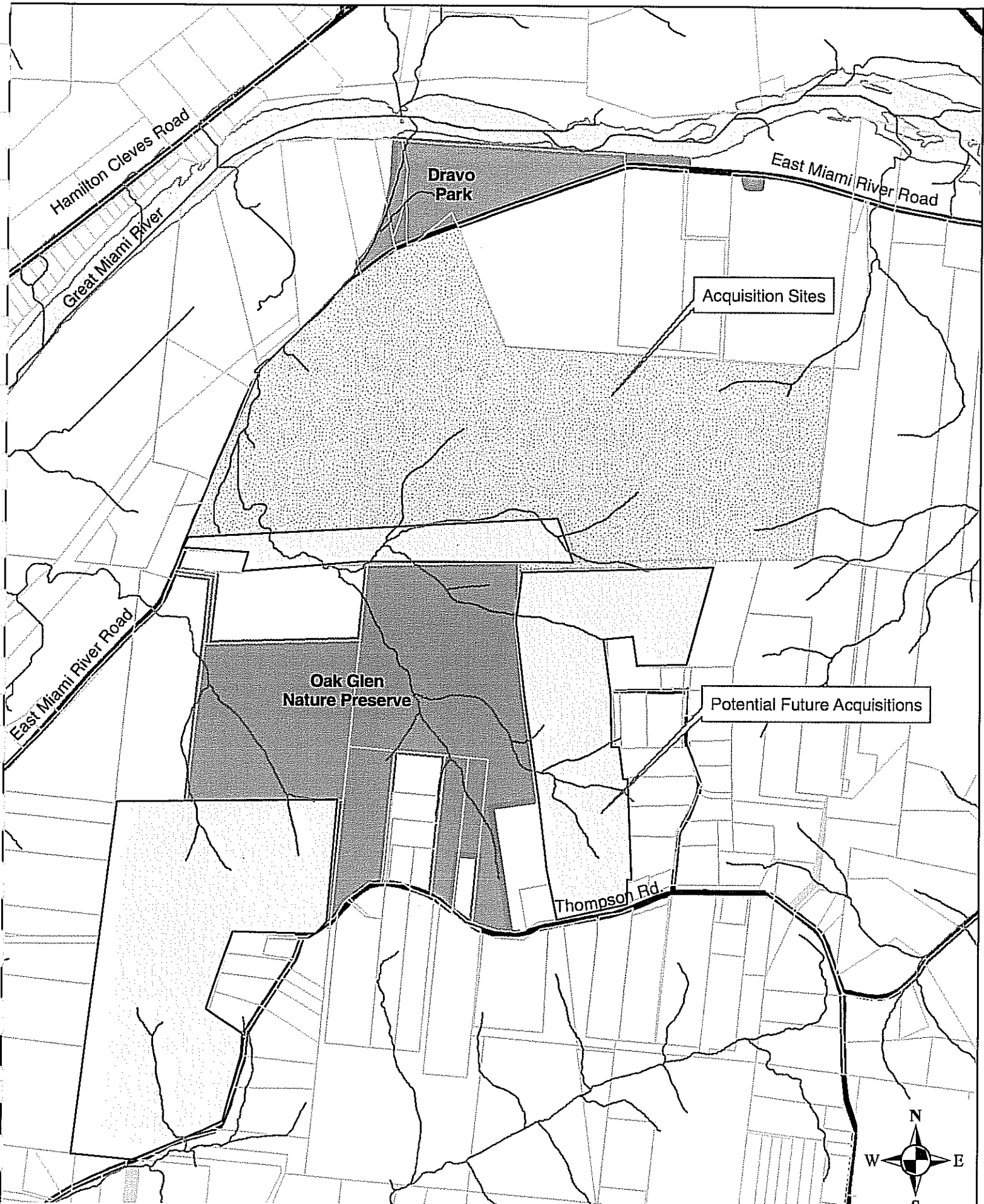
10' contours

N



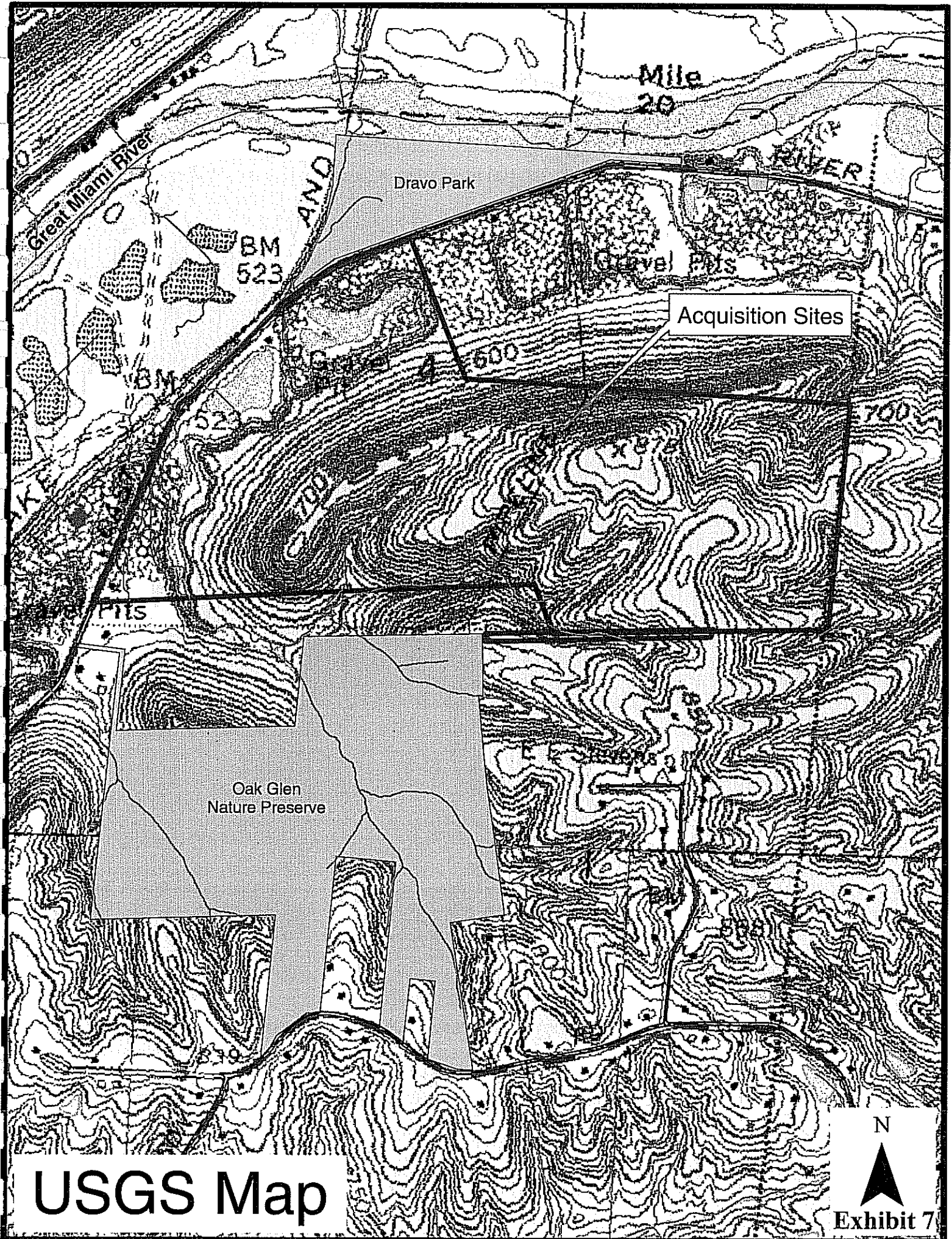
Exhibit 5

Habitat/Topographic Map



Potential Future Oak Glen Expansion

Exhibit 6



Appendix

Seed Mix Calculator

Planting Location: Rumpke tract

Planting Year: 2010

Based on 50 seed per Sq Ft.

Genus/ Species	Common Name
Allium cernuum	Nodding Onion
Asclepias purpurascens	Purple milkweed
Asclepias tuberosa	Butterfly-weed
Aster laevis	Smooth Aster
Aster Novae-angliae	New England Aster
Baptisia australis	Blue False Indigo
Baptisia bracteata	White Wild Indigo
Blephilia ciliata	Downy Wood Mint
Cassia fasciculata	Partridge-pea
Cassia Marylandica	Wild Senna
Coreopsis lanceolata	Lance Leaf Coreopsis
Desmanthus illinoensis	Illinois Mimosa
Echinacea purpurea	Purple Coneflower
Eryngium yuccifolium	Rattlesnake-master
Euphorbia corollata	Flowering Spurge
Helianthus mollis	Stiff-leaved Sunflower
Helianthus occidentalis	Few-leaved Sunflower
Lespedeza capitata	Round-headed Bush-clover
Liatris aspera	Rough Blazing-star
Liatris cylindracea	Cylindric Blazing-star
Liatris squarrosa	Scaly Blazing-star
Lobelia spicata	Pale-spiked Lobelia
Mirabilis nyctaginea	Wild Four-o'clock
Monarda fistulosa	Wild Bergamot
Oenothera fruticosa	Sundrops
Onosmodium hispidissimum	False Gromwell
Penstemon digitalis	Foxglove Beardtongue
Penstemon hirsutus	Hairy Beardtongue
Physostegia virginiana	Obedient-plant
Pycnanthemum incanum	Hoary Mountain-mint
Pycnanthemum tenuifolium	Slender-leaved Mountain-mint
Ratibida pinnata	Grey-headed Coneflower
Rhexia virginica	Virginia Meadow-beauty
Rudbeckia fulgida var. fulgida	Orange Coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia triloba	Three-lobed Coneflower
Sabatia angularis	Rose Pink
Solidago speciosa	Showy Goldenrod
Tradescantia ohioensis	Ohio Spiderwort
Verbena simplex	Narrow-leaved vervain
Verbena stricta	Hoary Vervain
Verbesina helianthoides	Sunflower Crownbeard
Zizia aurea	Golden Alexander
Bouteloua curtipendula	Side Oats Grama
Koeleria macrantha	June Grass
Schizachyrium scoparium	Little Bluestem
Sporobolus asper	Rough Dropseed



Date: Sunday, June 1, 2008
Location: Oxbow, Lawrenceburg, IN
Reporter: Jon Seymour
Other Birders: Lonnie Parker

Met Lonnie to show him some areas of the Oxbow. He is interested in photography so we were not really bird watching. However the Oxbow always provides. After telling Lonnie that June was usually the dullerest month in the Oxbow we were presented with both a female Black Scoter on Oxbow Lake and a Cattle Egret in full breeding plumage in the Mercer Pond area. Other birds present were singing prothonotary warblers, warbling vireos, both male and female Baltimore Oriole, about 12 Great Blue Heron, 3 Great Egret, 35 Double-crested Cormorant, and a female Wood Duck with her brood. Nice day for a walk.



Date: Sunday, June 1, 2008
Location: East Miami River Rd. Gravel Pits; Colerain Twp
Reporter: Paul Wharton
Other Birders:

On my way home from the wetlands, I stopped at the abandoned gravel pits across from Dravo Park on East Miami River Rd. to look for LARK SPARROWS and BLUE GROSBEAKS. Both were there. The Grosbeaks scolded me as I must have gotten too close to their nest, and I watched a pair of LARK SPARROWS catching grasshoppers and carrying them off to a nest, I would assume. Other birds in the area included several Brown Thrashers, both orioles, many Field sparrows and Indigo buntings, and I heard Rose-breasted grosbeaks on the wooded hills. There is an extensive wooded hillside and ridges that have lots of mature woods, but it is a long walk, up a STEEP hill, and I was tired.



Date: Sunday, June 1, 2008
Location: Miami Whitewater Wetlands
Reporter: Paul Wharton
Other Birders:

WILDLIFE THAT ARE CONSIDERED TO BE ENDANGERED, THREATENED, SPECIES OF CONCERN, SPECIAL INTEREST, EXTIRPATED, OR EXTINCT IN OHIO

May 2008

The Division of Wildlife's mission is to conserve and improve the fish and wildlife resources and their habitats, and promote their use and appreciation by the public so that these resources continue to enhance the quality of life for all Ohioans. The Division has legal authority over Ohio's fish and wildlife, which includes about 56 species of mammals, 200 species of breeding birds, 84 species and subspecies of amphibians and reptiles, 170 species of fish, 100 species of mollusks, and 20 species of crustaceans. In addition, there are thousands of species of insects and other invertebrates which fall under the Division's jurisdiction. Furthermore, Ohio law grants authority to the chief of the Division to adopt rules restricting the taking or possession of native wildlife threatened with statewide extirpation and to develop and periodically update a list of endangered species (Ohio Revised Code 1531.25).

The status of native wildlife species is very important to the Division. While the listing process identifies individual wildlife species needing protection, it also serves as a powerful tool in the Division's planning process. It provides direction for the allocation of personnel time and funds in Division programs and projects.

The first list of Ohio's endangered wildlife was adopted in 1974 and included 71 species. An extensive examination of the list is conducted every five years. The Division seeks input from our staff along with other noted professional and amateur wildlife experts across Ohio. In 2001, as part of our comprehensive management plan, the Division initiated a reevaluation of the endangered species list. During this process, the need for an additional state-list category was recognized and has been designated as "Special Interest." The name of the previous special interest category has been changed to "Species of Concern," but retains its original definition.

Therefore in addition to endangered, the Division uses five other categories: threatened, species of concern, special interest, extirpated, and extinct, to further define the status of selected wildlife. These categories and the species contained within them are dynamic and will be revised as our knowledge of the status of Ohio's wildlife evolves.

Definitions of these categories, a summary of the numbers of species and subspecies in each category, and the list of species and subspecies in each category follow:

ENDANGERED - A native species or subspecies threatened with extirpation from the state. The danger may result from one or more causes, such as habitat loss, pollution, predation, interspecific competition, or disease.

THREATENED - A species or subspecies whose survival in Ohio is not in immediate jeopardy, but to which a threat exists. Continued or increased stress will result in its becoming endangered.

SPECIES OF CONCERN - A species or subspecies which might become threatened in Ohio under continued or increased stress. Also, a species or subspecies for which there is some concern but for which information is insufficient to permit an adequate status evaluation. This category may contain species designated as a furbearer or game species but whose statewide population is dependent on the quality and/or quantity of habitat and is not adversely impacted by regulated harvest.

SPECIAL INTEREST - A species that occurs periodically and is capable of breeding in Ohio. It is at the edge of a larger, contiguous range with viable population(s) within the core of its range. These species have no federal endangered or threatened status, are at low breeding densities in the state, and have not been recently released to enhance Ohio's wildlife diversity. With the exception of efforts to conserve occupied areas, minimal management efforts will be directed for these species because it is unlikely to result in significant increases in their populations within the state.

EXTIRPATED - A species or subspecies that occurred in Ohio at the time of European settlement and that has since disappeared from the state.

EXTINCT - A species or subspecies that occurred in Ohio at the time of European settlement and that has since disappeared from its entire range.

**Number of Species in Major Taxa Classified as Endangered, Threatened,
Species of Concern, Special Interest, Extirpated, or Extinct
in Ohio,
May 2008.**

Taxon	Endangered	Threatened	Species of Concern	Special Interest	Extirpated	Extinct
Mammals	5	0	8	0	9	0
Birds	16	11	13	31	4	2
Reptiles	5	2	13	0	0	0
Amphibians	5	1	2	0	0	0
Fishes	23	13	11	0	5	2
Mollusks	24	4	9	0	14	5
Crayfishes	0	2	3	0	0	0
Isopods	0	0	2	0	0	0
Pseudoscorpions	0	0	1	0	0	0
Dragonflies	13	6	7	0	0	0
Damselflies	3	0	0	0	0	0
Caddisflies	3	6	3	0	0	0
Mayflies	2	0	1	0	0	0
Midges	1	3	1	0	0	0
Crickets	0	0	1	0	0	0
Butterflies	8	1	1	1	1	0
Moths	14	4	22	10	0	0
Beetles	3	2	6	0	0	0
Total	125	55	98	42	32	9

OHIO's ENDANGERED SPECIES

(updated May 2008)

NOTE: *E & *T denote federal (U.S. Fish and Wildlife Service) listed endangered and threatened species respectively.

MAMMALS

Indiana myotis *E	<i>Myotis sodalis</i>
Allegheny woodrat	<i>Neotoma magister</i>
Bobcat	<i>Lynx rufus</i>
Black bear	<i>Ursus americanus</i>
Snowshoe hare	<i>Lepus americanus</i>

BIRDS

American bittern	<i>Botaurus lentiginosus</i>
Northern harrier	<i>Circus cyaneus</i>
King rail	<i>Rallus elegans</i>
Sandhill crane	<i>Grus canadensis</i>
Piping plover *E	<i>Charadrius melodus</i>
Common tern	<i>Sterna hirundo</i>
Black tern	<i>Chlidonias niger</i>
Yellow-bellied sapsucker	<i>Sphyrapicus varius</i>
Bewick's wren	<i>Thryomanes bewickii</i>
Loggerhead shrike	<i>Lanius ludovicianus</i>
Golden-winged warbler	<i>Vermivora chrysoptera</i>
Kirtland's warbler *E	<i>Dendroica kirtlandii</i>
Lark sparrow	<i>Chondestes grammacus</i>
Trumpeter swan	<i>Cygnus buccinator</i>
Snowy egret	<i>Egretta thula</i>
Cattle egret	<i>Bubulcus ibis</i>

REPTILES

Copperbelly water snake *T	<i>Nerodia erythrogaster neglecta</i>
Eastern plains garter snake	<i>Thamnophis radix radix</i>
Timber rattlesnake	<i>Crotalus horridus horridus</i>
Eastern massasauga	<i>Sistrurus catenatus</i>
Lake Erie water snake *T	<i>Nerodia sipedon insularum</i>

AMPHIBIANS

Eastern hellbender	<i>Cryptobranchus alleganiensis alleganiensis</i>
Blue-spotted salamander	<i>Ambystoma laterale</i>
Green salamander	<i>Aneides aeneus</i>
Cave salamander	<i>Eurycea lucifuga</i>
Eastern spadefoot	<i>Scaphiopus holbrookii</i>

FISHES

Ohio lamprey	<i>Ichthyomyzon bdellium</i>
Northern brook lamprey	<i>Ichthyomyzon fossor</i>
Mountain brook lamprey	<i>Ichthyomyzon greeleyi</i>
Lake sturgeon	<i>Acipenser fulvescens</i>
Shovelnose sturgeon	<i>Scaphirhynchus platyrhynchus</i>
Spotted gar	<i>Lepisosteus oculatus</i>
Shortnose gar	<i>Lepisosteus platostomus</i>
Cisco (or Lake herring)	<i>Coregonus artedii</i>
Goldeye	<i>Hiodon alosoides</i>
Speckled chub	<i>Macrhybopsis aestivalis</i>
Pugnose minnow	<i>Opsopoeodus emiliae</i>
Popeye shiner	<i>Notropis ariomus</i>
Blackchin shiner	<i>Notropis heterodon</i>
Blacknose shiner	<i>Notropis heterolepis</i>
Mississippi silvery minnow	<i>Hybognathus nuchalis</i>
Blue sucker	<i>Cycleptus elongatus</i>
Longnose sucker	<i>Catostomus catostomus</i>
Mountain madtom	<i>Noturus eleutherus</i>
Northern madtom	<i>Noturus stigmosus</i>
Scioto madtom *E	<i>Noturus trautmani</i>
Pirate perch	<i>Aphredoderus sayanus</i>
Western banded killifish	<i>Fundulus diaphanus menona</i>
Spotted darter	<i>Etheostoma maculatum</i>

MOLLUSKS

Snuffbox	<i>Epioblasma triquetra</i>
Ebonyshell	<i>Fusconaia ebena</i>
Fanshell *E	<i>Cyprogenia stegaria</i>
Butterfly	<i>Ellipsaria lineolata</i>
Elephant-ear	<i>Elliptio crassidens crassidens</i>
Purple catspaw *E	<i>Epioblasma o. obliquata</i>
White catspaw *E	<i>Epioblasma obliquata perobliqua</i>
Northern riffleshell *E	<i>Epioblasma torulosa rangiana</i>
Long-solid	<i>Fusconaia maculata maculata</i>
Pink mucket *E	<i>Lampsilis orbiculata</i>
Sharp-ridged pocketbook	<i>Lampsilis ovata</i>
Yellow sandshell	<i>Lampsilis teres</i>
Eastern pondmussel	<i>Ligumia nasuta</i>

OHIO's SPECIES of SPECIAL INTEREST

(updated May 2008)

NOTE: *E & *T denote federal (U.S. Fish and Wildlife Service) listed endangered and threatened species respectively.

BIRDS

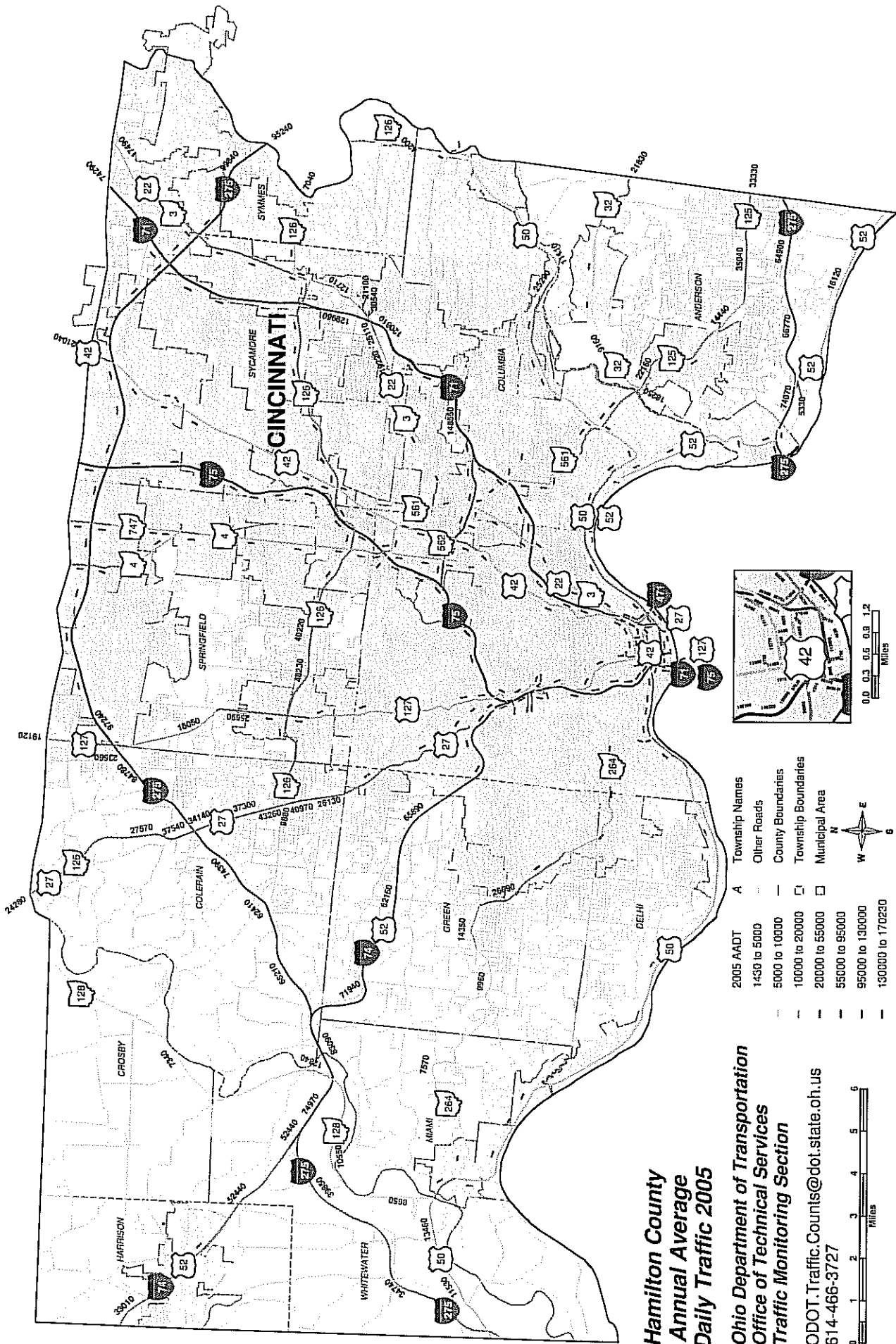
Canada warbler	<i>Wilsonia canadensis</i>
Little blue heron	<i>Egretta caerulea</i>
Magnolia warbler	<i>Dendroica magnolia</i>
Northern waterthrush	<i>Seiurus noveboracensis</i>
Winter wren	<i>Troglodytes troglodytes</i>
Black-throated blue warbler	<i>Dendroica caerulescens</i>
Brown creeper	<i>Certhia americana</i>
Chuck-will's-widow	<i>Caprimulgus carolinensis</i>
Bell's vireo	<i>Vireo bellii</i>
Long-eared owl	<i>Asio otus</i>
Mourning warbler	<i>Oporornis philadelphia</i>
Northern saw-whet owl	<i>Aegolius acadicus</i>
Pine siskin	<i>Carduelis pinus</i>
Purple finch	<i>Carpodacus purpureus</i>
Red-breasted nuthatch	<i>Sitta canadensis</i>
Short-eared owl	<i>Asio flammeus</i>
Western meadowlark	<i>Sturnella neglecta</i>
Golden-crowned kinglet	<i>Regulus satrapa</i>
Blackburnian warbler	<i>Dendroica fusca</i>
Blue grosbeak	<i>Guiraca caerulea</i>
Wilson's snipe	<i>Gallinago delicata</i>
American wigeon	<i>Anas americana</i>
Gadwall	<i>Anas strepera</i>
Green-winged teal	<i>Anas crecca</i>
Northern pintail	<i>Anas acuta</i>
Northern shoveler	<i>Anas clypeata</i>
Redhead	<i>Aythya americana</i>
Ruddy duck	<i>Oxyura jamaicensis</i>
Wilson's phalarope	<i>Phalaropus tricolor</i>
Yellow-headed blackbird	<i>Xanthocephalus xanthocephalus</i>
Common raven	<i>Corvus corax</i>

BUTTERFLIES

Olympia marble	<i>Euchloe olympia</i>
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MOTHS

Slender clearwing	<i>Hemaris gracilis</i>
	<i>Sphinx luciosa</i>
	<i>Tathorhynchus exsiccatus</i>
	<i>Catocala marmorata</i>
	<i>Catocala maestosa</i>
Subflava sedge borer moth	<i>Archonara subflava</i>
	<i>Caradrina meralis</i>
	<i>Calophasia lunula</i>
	<i>Leucania insueta</i>
	<i>Protorthodes incincta</i>



Hamilton County Natural Resources Assistance Council

Ohio Public Works Commission - District 2

CLEAN OHIO CONSERVATION PROGRAM

Scoring Methodology for Grant Applications

(For definition of terms, refer to attached Ohio Conservation Fund Glossary of Terms)

Project Name: Oak Glen Expansions
 Applicant Name: Hamilton Co. Parks
 Applicant Contact: _____ State Code: _____
 Rating Team: Paul & Holly

PART I: PRELIMINARY SCREENING

YES NO

☒ ☐ Applicant is eligible entity (Note: NRAC Committee may require documentation of cost-effectiveness)

☒ ☐ Complete application received by deadline

☒ ☐ Applicant has included a soils map and a topographic map (soils maps are available through Hamilton Co. Soil and Water Conservation (SWCD) District 29 Triangle Park Dr, Ste 2901 Sharonville, OH 45246 or call for a free Soil Survey book at 513/772-7645, or you can access these maps at:
<http://www.dnr.state.oh.us/soils/surveydata/tabid/9090/Default.aspx>
 Topographic maps are available at the Hamilton Co. Engineer's Office, 138 E. Court St, Room 700, Cincinnati, OH 45202 513/946-4250, & at the Hamilton Co. SWCD, or at www.topozone.com (\$100 cost). To obtain a flood map visit the Hamilton Co. Public Works Dept., 138 E Court St, Room 800, Cincinnati, OH 45202 513-946-4750).

☒ ☐ Applicant has a signed letter of intent from seller, indicating he/she is willing to sell the subject property (or sell a conservation easement on it) for preservation purposes, and that this land or easement acquisition will be completed within 6 months of receiving grant (or funding may be revoked). NOTE: a certified appraisal must either be submitted with the original application submission, or it may be submitted to the NRAC District 2 Linson Office within 21 days following the application deadline date.

☒ ☐ Project funded during this round will be completed within 24 months of grant acceptance (or funding (may be revoked).

☒ ☐ NRAC Funds are NOT used to cover administrative costs (If yes, please list specific costs).

☒ ☐ Applicant is ready and able to complete project (if the project is not initiated within 6 months the grant may be revoked)

(if NO to any of the above statements then this project may be considered ineligible for review and funding)

Project purpose must involve at least one of the following from A. or B. below:

A. Open Space (per Ohio Revised Code Section 164.22 A)

☐ acquires land for parks

☐ acquires land for public forests

☐ acquires land for wetland preservation or restoration

☒ acquires land for natural areas protecting endangered species

☒ acquires land for other natural areas, including hillsides and valleys

☒ acquires land for connecting corridors for natural areas

☒ openspace acquisition

☒ permanent conservation easement

_____ constructs or enhances facilities necessary to make open space area accessible & useable by the general public

B. Riparian Corridors or Watersheds (per Ohio Revised Code Section 164.22 B)

_____ Protects or enhances riparian corridors and watersheds, including the protection and enhancement of streams, rivers and other waters of the state. (Affected watersheds or sub-watersheds must be identified)

C. Would the project:

YES NO

_____ ☒ initiate or perpetuate hydromodification projects such as dams, ditch development or channelization?

_____ ☒ fund current legal obligations (such as fines, penalties, litigation, expenses, mitigation or reclamation) under state or federal laws or local ordinances?

_____ ☒ fund facilities other than those required to provide public access to or use of openspace?

_____ ☒ fund facilities for active recreation, such as tennis courts, ball fields or recreation centers.

_____ ☒ fund bridges other than foot bridges, walk/bike trails (with NRAC funds)

_____ ☒ is any part of the project outside the boundaries of Hamilton County, while seeking funding solely through the NRAC District 2?

If Yes to any of the above in Section C, the project is ineligible (Section 164.22, ORC).

If project meets Part I requirements (Preliminary Screening), continue to Part II, III and IV.

Any applicant submitting false, misleading documentation in any application shall be excluded from funding consideration in the particular program year being applied for. Furthermore the applicant shall be penalized in future funding years up to 5 points a year for a maximum of 2 years.

PART II: PROJECT EMPHASIS

NRAC's shall consider all the following in approving or disapproving a grant: Does the project emphasize (document in application) the following pursuant to Section 164.22, ORC? TWO (2) POINTS EACH (36 POINT MAXIMUM). Please refer to Glossary of Terms.

OPEN SPACE

- 2 1. ☒ reduces or eliminates non-native, invasive species of plants (and revegetates with native species). Documentation must include a planting and maintenance plan.
- 2 2. ☒ preserves or increases high quality, viable habitat for plant or animal species where the forest canopy or native vegetation covers greater than 50% of the area (less than 50% but more than 25% - 1pt).
3. _____ enhances educational opportunities and provides physical links to schools and after school centers. *OMIT*
- 2 4. ☒ includes linkages to other parks, openspace/greenspace preserves, population centers -*OMIT* and/or lower income areas.
- 2 6. ☒ supports openspace/greenspace planning, and preserves lands as recommended within previously identified planning or natural resource management documents.
- 2 7. ☒ provides access to natural areas that result in recreational, economic, or aesthetic preservation benefits.
8. _____ provides or enhances areas where safe fishing, hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
9. _____ enhances economic development that relies on recreation and ecotourism in areas of relatively high unemployment - *OMIT*

RIPARIAN CORRIDOR

- 2 10. ☒ preserves or restores functioning floodplains, including groundwater recharge areas (documentation must be provided through a flood plain map).

11. ☒ preserves or restores water quality and/or aquatic biological communities. - OMIT

12. ☒ preserves or restores natural stream channels.

2 13. ☒ preserves or restores streamside forests, native vegetation or adjacent habitat.

14. ☐ preserves existing high quality wetlands or restores wetlands (documentation must be provided including a wetlands map, and/or written documentation by a certified professional).

PART II. Continued

2 15. ☒ permanent acquisition of riparian corridors, watersheds, forested hillsides, or greenspace linkages.

2 16. ☒ plants vegetation or reforests lands for filtration to improve water quality, or to control stormwater runoff.

17. ☐ preserves headwater streams. - move to Part IV and give 3 points

PART II SCORE: 18

PART III: NRAC SCORING METHODOLOGY - Required

NRAC's shall consider the following in approving or disapproving a grant:

1. Percentage of Clean Ohio matching funds necessary to complete project

8 2 (Local match can include bargain sales, where seller provides at least a 25% price reduction below fair market value as a matching contribution). Local match cannot include any demolition costs, and demolition costs will not be funded by Clean Ohio Fund money.

☐ 75% (required-0 pts) ☐ 74-70% (2 pts) ☐ 69-65% (6 pts) ☒ 64-60% (8 pts) ☐ <60% (10 pts)

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding as defined by District 2 NRAC (LETTER OF SUPPORT IS REQUIRED). (give 1 point if any of the following are met up to a maximum of 3 pts):

3 ☒ local political subdivisions ☐ state agencies ☐ federal agencies
☐ community organizations ☒ conservation organizations ☒ local business groups

3. Level of conservation coordination with other Openspace, Riparian Corridor, Farmland Protection or Urban Revitalization Projects under the Clean Ohio Fund in this or other Public Works Commission districts (PLEASE DOCUMENT).

☐ is a joint project in more than one district (2 pts)

☐ is a joint project in this district (1 pt)

☐ carries out an adopted community, watershed or other plan overlapping another district (1 pt)

4. Community benefits: documentable economic, social/recreational or environmental benefits the proposed project will bring to the geographical area represented by the NRAC as compared to other projects. (If yes, 2 points)

☐

5. Extent of public access once project is completed (if applicable check one, maximum 2 pts)

☐ The project includes the construction or enhancement of facilities (not funded by NRAC) that are necessary to make an open space area accessible and useable by the general public (2 pts).

2 ☒ Is a fee simple acquisition of lands for the purpose of making riparian corridors accessible and useable by the general public (2 pts).

4 6. Operation and Maintenance once project is completed

☒ operation plan and infrastructure (including equipment, personnel and/or contracted services) in place (4 pts)

☐ operation plan, no infrastructure (including equipment, personnel and/or contracted services) (2 pts)

limited operation plan, volunteers available (please document volunteer support) (1 pt)
no operation or maintenance plan in place (0 pts)

7. Project Management Experience of similar or related projects)DOCEMENTATION REQUIRED IN APPLICATION)

- 3 ☒ successfully completed 3-5 similar projects in the last 10 years (3 pts)
☐ successfully completed 1-2 similar projects in the last 5 years (2 pts)
☐ has partnered on at least one similar project in the last 5 years (1 pt)

PART III SCORE: _____

PART IV: COMPLIANCE WITH HAMILTON COUNTY PRIORITIES

The NRAC may adopt additional criteria which reflect local priorities as long as the criteria compliment, and do not negate, PARTS 1-111 which carry out ORC Sec. 164.20-164.27.

- 3 1. Community Planning: Project is in concert with publicly-adopted regional, local neighborhood or community advisory association plan, watershed plan, or greenspace plan (may include adoption by governing bodies, planning commissions, park districts or similar boards or commissions appointed by the governing body of a political jurisdiction). (3 pts). *yes*

2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the project (VERIFIABLE DOCUMENTATION REQUIRED) (give 1 point for each that applies, 3 point maximum):

- 1 ☐ protects a federally listed endangered species or biological community
☒ protects more than 5 State Natural Heritage Inventory (NHI) endangered species
☐ protects 1-5 State NHI ranked rare species
☐ protects a high quality example of a regionally endangered biological community
☐ protects a threatened biological community or important example of Ohio's natural heritage. Part IV, 4

- 3 3. Project preserves or naturally restores steep hillsides with slopes of 20% or greater and/or project preserves or naturally restores steep slopes of 20% or greater in combination with stream bank erosion control measures (3 pts). ☒

- 3 4. Project preserves or enhances undeveloped lands along viewsheds of major highway and transportation corridors (3 pts). ☒

5. Project preserves headwater streams - include topo map - (3 pts)

- 3 6. Project protects highly erodable lands or hydric soils (3 pts). ☒

- 3 7. Project addresses a situation where action must be taken now or opportunity will be lost forever (3 pts) (Documenting evidence as to how opportunity will be lost must be submitted) ☒

PART IV SCORE: 16

SUMMARY SCORE:

PART II 18
PART III 20
PART IV 16
TOTAL 54

RANKING AMONG ALL PROJECTS: _____